



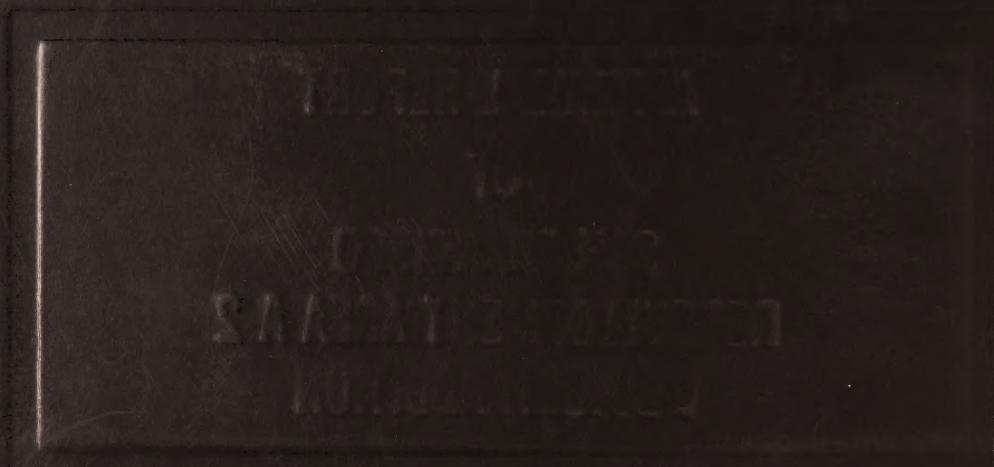


APPRAISAL REPORT  
of  
SAN FRANCISCO  
REDEVELOPMENT AREA A-2  
WESTERN ADDITION

VOLUME 11

PREPARED BY:

MAURY HOLMES



**ACCOPRESS**  
GENUINE PRESSBOARD BINDER  
CAT. NO. BG 250 EMB

ACCO PRODUCTS, OGDENSBURG, N. Y.  
A DIVISION OF NATSER CORPORATION





4975 5464









## BLOCK 785

	NAME	LAND	IMPS	TOTAL
-5, -6	Geo. T. Davis et ux	\$ 49,700	\$ 27,300	\$ 77,000 ✓
-5	Frank Tandina et ux	45,000	39,000	144,000 ✓
-7	Albert B. Komsthoeft	38,500	60,500	99,000 ✓
-8	G.F. Schmidt et ux	36,500	79,500	116,000 ✓
-9	Horton P. Wright	36,500	88,500	125,000 ✓
-10	John B. Moffett	40,000	3,000	43,000 ✓
-12	Max B. Radin	46,500	97,500	144,000 ✓
-14	Marion L. Hyman	21,500	15,500	35,500 ✓
-15	Wm. E. Borden	21,500	2,000	23,500 ✓
-17	Clarence G. Done et ux	20,000	42,500	62,500 ✓
-18	Arthur H. O'Leary et ux	8,600	-	8,600 ✓
		<hr/>	<hr/>	<hr/>
		\$164,300	\$513,300	\$877,600







## APPRAISAL

73-14

OWNER: George T. Davis et ux  
 PROPERTY ADDRESS: 525-535 Franklin St.

PARCEL NO. 785-3, -4  
 DATE ACQ: Pcl 3 (2/25/60)  
 " 4 (3/24/60)

OWNER'S ADDRESS: 111 Sutter St.

6 unit apt. IRS: (3) \$55 (4) \$26.40

ZONING: C-2

PRESENT USE: &amp; vacant lot CONSID: \$74,000

BEST USE: Present

ASSESSED VALUE: Land	\$	4,620.00
	Imps.	4,500.00
		<hr/>
	\$	9,120.00

TAXES: \$ 757.86

LAND: DIMENSION 75.5 x 55 = 4,153 s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

A 3 st. fr. stucco front, 6-5 rm. apt. bldg. with bsmt. stg. area. Also, a vacant 38 x 55' lot.

SUMMATION APPROACH:

Rounded to

Land	4,153 s.f. @ \$11.97+	\$ 49,700
Improvements	5,727 s.f. @ 4.24+	\$24,300
Basement	1,881 s.f. @ 1.60+	<hr/> 3,010
		27,310
		<hr/> 77,010
		\$77,000

MARKET COMPARISON: Pcl. 3 - 783-4; 782-13; 785-3

Sales Most Comparable Pcl. 4 - Land only 785-4

4,153 s.f. @ \$ 18.42+	\$ 76,498	76,500
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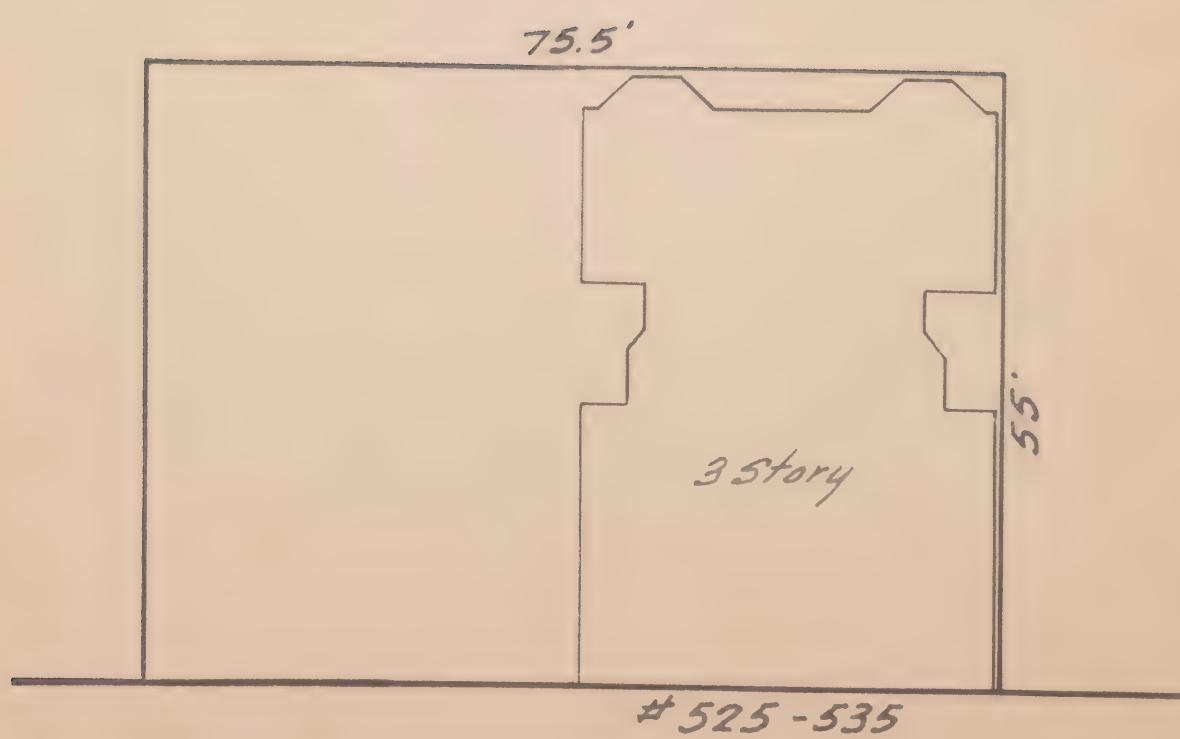
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Pcl. 3	6-5 @ \$60 ea.	\$360	510 x 101	51,510
Pcl. 4	Vacant	29	250 x 101	<hr/> 25,250
				76,760
				76,800

REMARKS: Parcel 3 is improved; Parcel 4 is not.

LAND	\$ 49,700
IMPROVEMENTS	<hr/> 27,300
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 77,000</b>





FRANKLIN STREET







## APPRAISAL

73  
X-13OWNER: Frank Tandina et ux  
PROPERTY ADDRESS: 306 Fulton St.  
503-05 BrooklynPARCEL NO. 785-6  
DATE ACQ: 7-31-47

OWNER'S ADDRESS: Unknown

IRS: -  
CONSID: N.S.  
BEST USE: Present

ZONING: C-2 PRESENT USE: Apt. bldg.

ASSESSED VALUE: Land \$ 4,470.00  
Imps. 9,450.00  
\$ 13,920.00

TAXES: \$ 1,156.71

LAND: DIMENSION 55 x 62 = 3,410

IMPROVEMENTS: Condition Good Effective Age 30 ±

A 4 st. fr. stucco and brick 22 unit (4-2's, 8-3's) apt. bldg. Also, an att. 48 s.f. shed.

SUMMATION APPROACH:

Rounded to

Land	3,410 s.f. @ \$13.20±	\$ 45,000
Improvements	12,364 s.f. @ 8.00	\$ 98,912
Shed	48 s.f. @ 1.00	48
		98,960
		143,960
		\$144,000

MARKET COMPARISON:

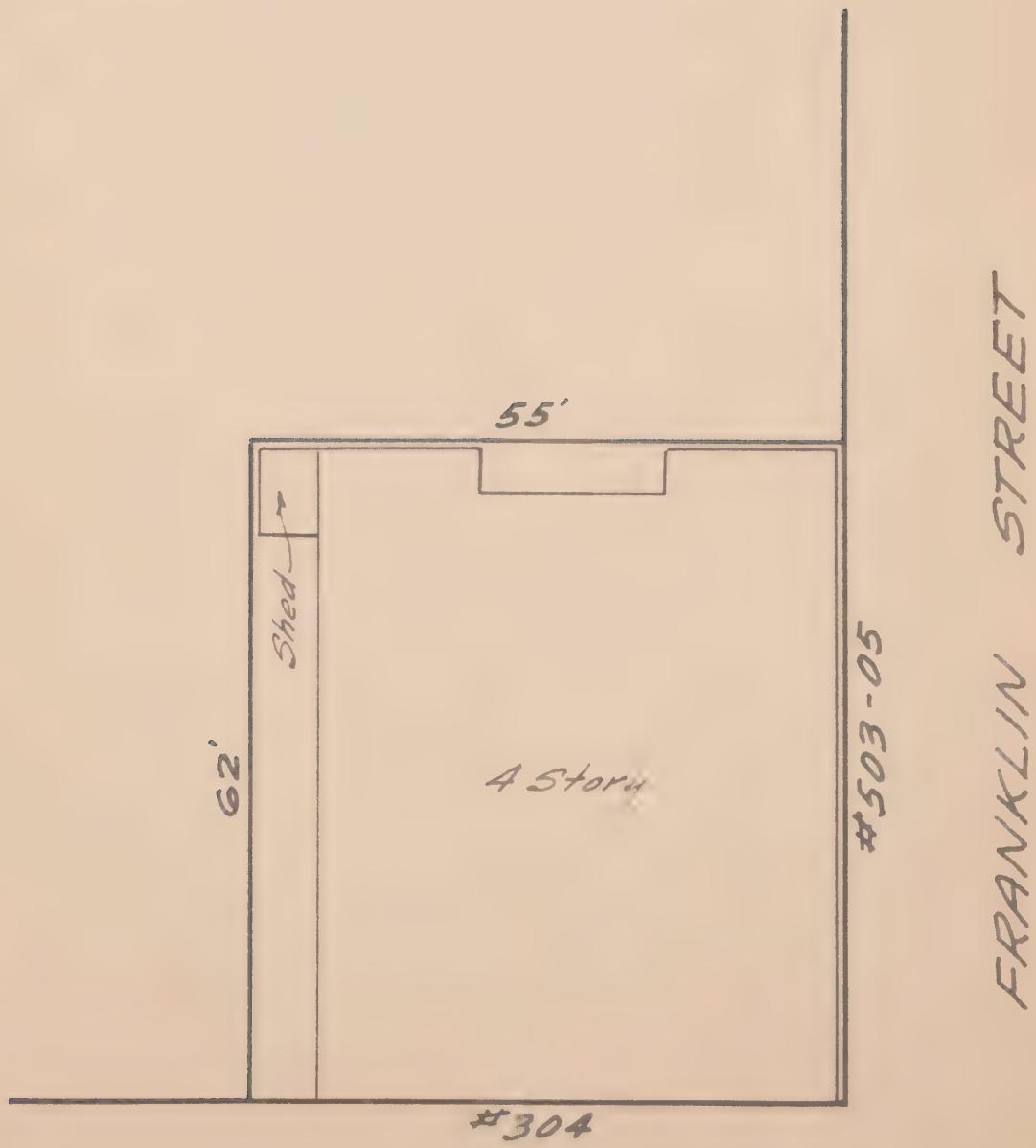
Sales Most Comparable	651-3D; 653-28	
	3,410 s.f. @ \$ 42.00	\$ 143,220
		143,200

INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
14-2's @ \$47.50	\$665	65	910
8-3's @ 65.00	520	75	600
			T510 x 95 =
			143,450
			143,500

LAND IMPROVEMENTS	\$ 45,000
	99,000
MARKET VALUE OF PROPERTY \$	144,000





FULTON STREET







## APPRAISAL

73  
25+12OWNER: Albert P. Komsthoeft  
PROPERTY ADDRESS: 312-16 FultonPARCEL NO. 785-7  
DATE ACQ: Vario s deeds  
last 2-3-54

OWNER'S ADDRESS: Unknown

IRS: -

ZONING: C-2

PRESENT USE: Apt. bldg.

CONSID: N.S.  
BEST USE: PresentASSESSED VALUE: Land \$ 2,350.00  
Imps. 15,400.00  
\$ 17,750.00

TAXES: \$ 1,475.02

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Good

Effective Age 30 ±

3 st. brick 12-2 rm. apt. bldg. with full bsmt. and 2 rm.  
manager's apt. Also det. garage.SUMMATION APPROACH:

			Rounded to
Land	3,300 s.f. @ \$11.67+	\$ 38,500	
Improvements	5,874 s.f. @ 9.00	\$52,866	
Bsmt.	1,958 s.f. @ 3.10+	6,070	
Garage	770 s.f. @ 2.00	1,540	
		60,476	
		98,976	\$99,000

MARKET COMPARISON:

Sales Most Comparable 1153-8; 1152-1		
3,300 s.f. @ \$ 30.00	\$ 99,000	99,000

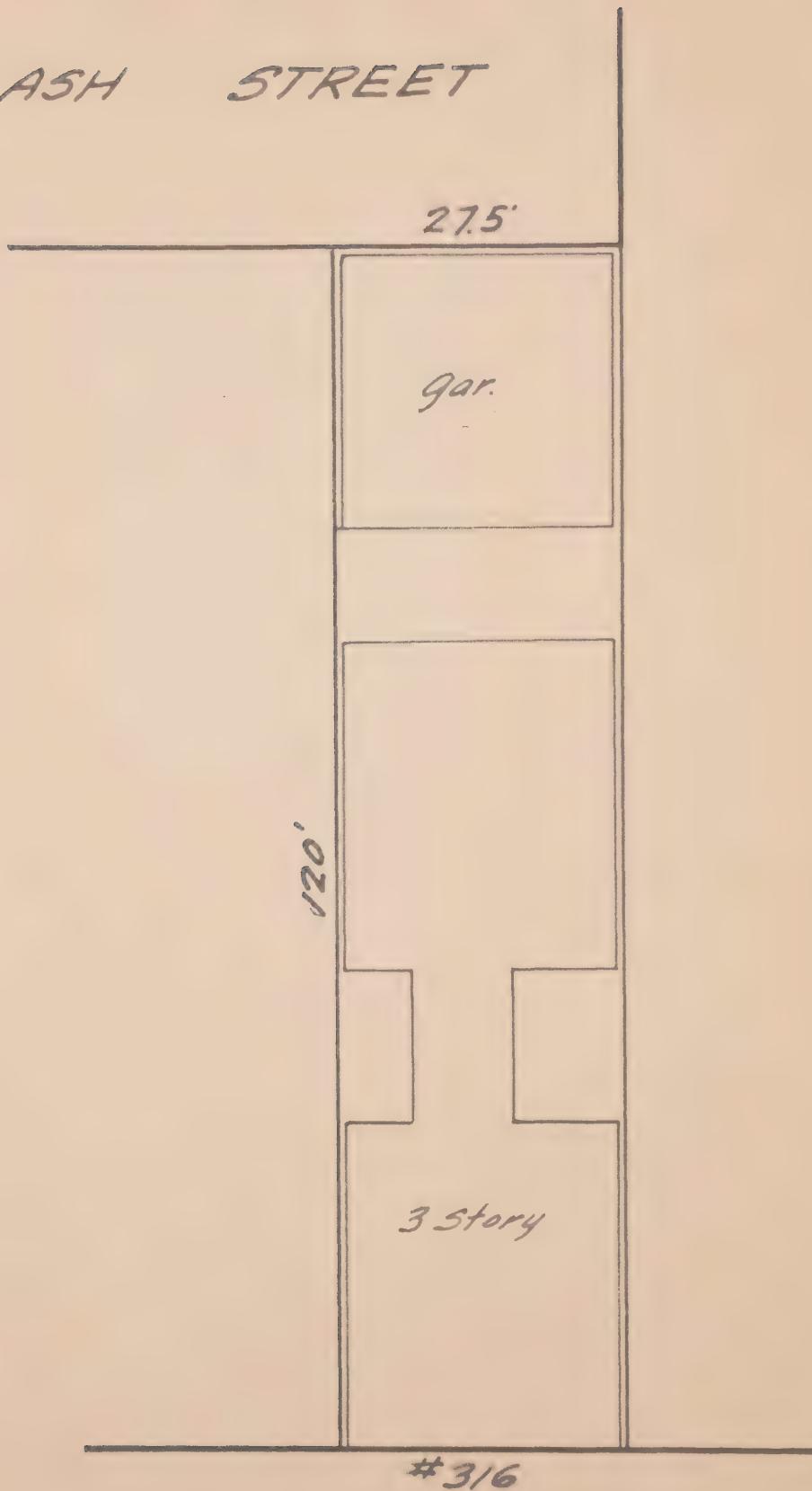
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
9-2's	57.50	517.50	630
3-2's	55.00	165.00	195
			825 x 120
			99,000

LAND	\$ 38,500
IMPROVEMENTS	60,500
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 99,000</b>



ASH STREET



FULTON STREET







## APPRAISAL

73  
85-11OWNER: G. F. Schmidt et ux  
PROPERTY ADDRESS: 320 Fulton St.PARCEL NO. 785-8  
DATE ACQ: 12-5-56

OWNER'S ADDRESS: 710 7th Ave.

IRS: \$82.50  
CONSID: N.S.

ZONING: C-2

PRESENT USE: Apt. bldg.

BEST USE: Present

ASSESSED VALUE: Land \$ 2,350.00  
Imps. 15,600.00  

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\$ 17,950.00

TAXES: \$ 1,491.64

LAND: DIMENSION 27.5 x 120 = 3,300 s. f.

IMPROVEMENTS: Condition Good Effective Age 30 ±  
3 st. fr. stucco 15 unit apt. bldg. (3-4's, 12-3's) and 1-3 rm.  
bsmt. apt., gar. and stg. area.SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$11.06+	\$ 36,500
Improvements	8,887+ s.f. @ 8.00	\$71,096
Bsmt.	2,941 s.f. @ 3.10+	<u>9,117</u>
		80,213
		116,713
		\$116,700

MARKET COMPARISON:

Sales Most Comparable	653-28; 653-27		
	3,300 s.f. @ \$ 35.00	\$ 115,500	115,500

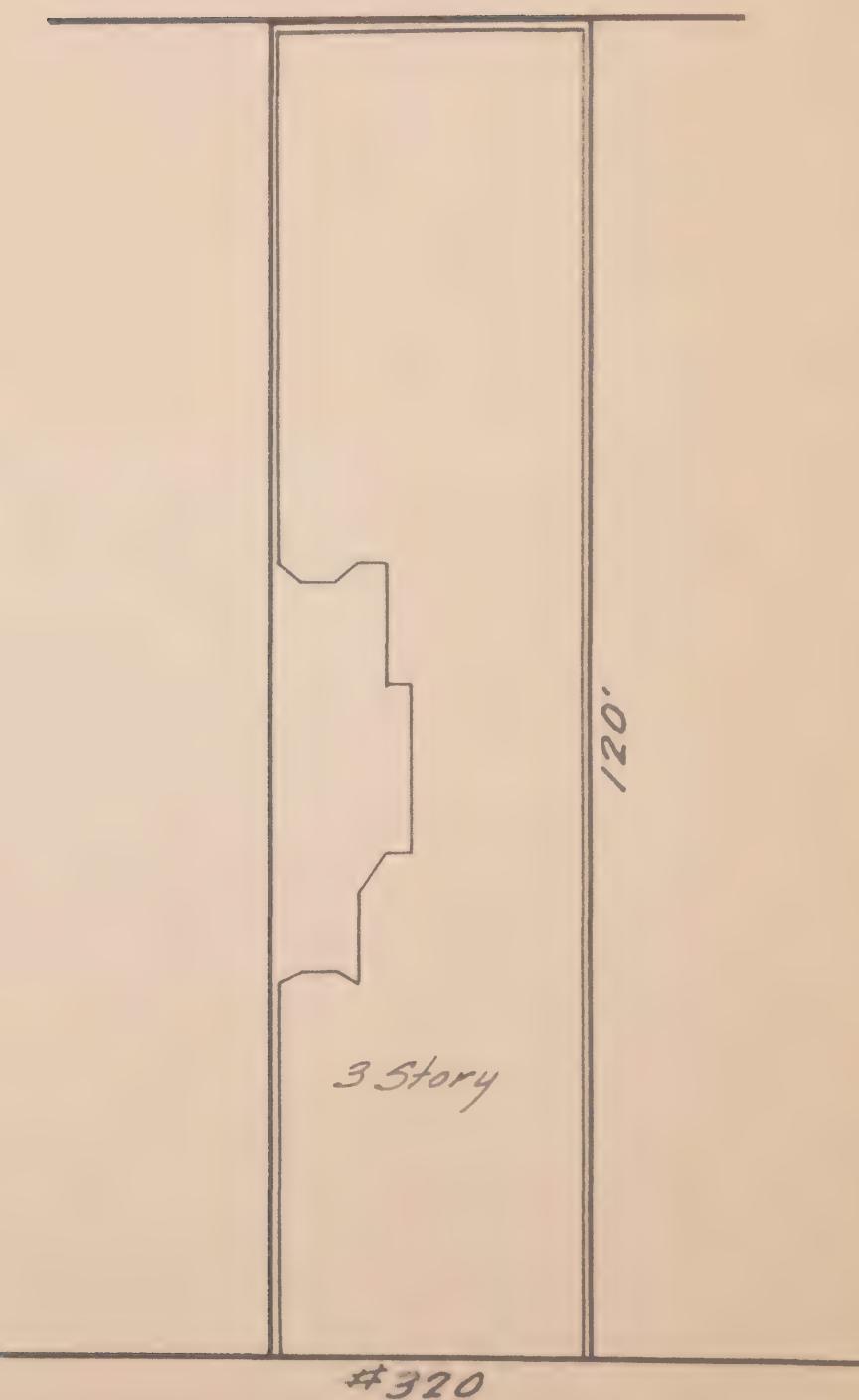
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
3-4's	85 = \$255	90	270
13-3's	70 = 910	80	1,040
			1,310 x 90
			117,900

LAND	\$ 36,500
IMPROVEMENTS	79,500
<hr/>	
MARKET VALUE OF PROPERTY	\$ 116,000



ASH STREET



FULTON STREET







## APPRAISAL

73  
6-10OWNER: Horton P. Wright  
PROPERTY ADDRESS: 326 Fulton St.PARCEL NO. 785-9  
DATE ACQ: 11-8-61

OWNER'S ADDRESS: Unknown

IRS: \$27.50  
CONSID: \$120,000 Ind.

ZONING: C-2

PRESENT USE: 18 unit apt. BEST USE: Present

ASSESSED VALUE: Land \$ 2,350.00  
Imps. 11,000.00  
\$ 13,350.00

TAXES: \$ 1,109.38

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

A 3 st. fr. stucco 18 unit apt. bldg. with garages and stg. areas on ground floor level.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$11.06+	\$ 36,500
Improvements	8,034 s.f. @ 10.00	\$80,340
Bsmt.	2,678 s.f. @ 3.00	<u>8,034</u>
		88,374
		<u>124,874</u>
		\$124,900

MARKET COMPARISON:

Sales Most Comparable 650-21; 653-28		
3,300 s.f. @ \$ 37.70	\$ 124,410	124,400

INCOME APPROACH:

Units	Actual \$ (furnished)	Fair \$ (unfurnished)	Total Monthly \$
18-2's @ \$85	1,530	80	1,440
Garage	25	25	25
Storage	25	25	25
			<u>1,490 x 85 =</u>
			126,650
			126,700

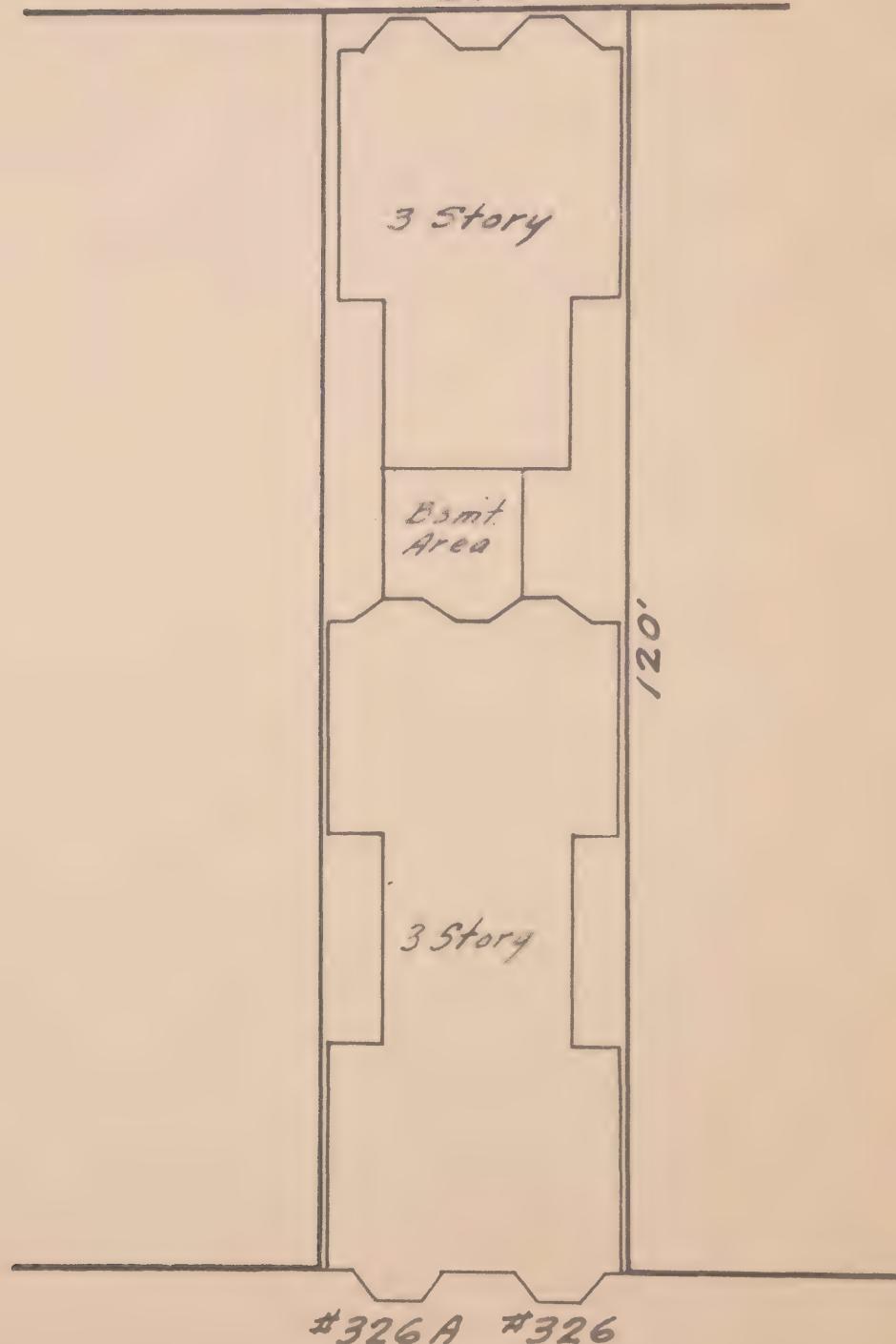
Listed for \$175,000.

LAND	\$ 36,500
IMPROVEMENTS	<u>88,500</u>
MARKET VALUE OF PROPERTY \$ 125,000	



ASH STREET

#326 27.5'



FULTON STREET







## APPRAISAL

73  
85-9OWNER: John B. Moffett  
PROPERTY ADDRESS: 332-338 FultonPARCEL NO. 785-10  
DATE ACQ: Prior to 11-9-55

OWNER'S ADDRESS: Unknown

IRS: -  
CONSID: N.S.

ZONING: C-2

PRESENT USE: Office  
and res. bldg.

BEST USE: Apt. bldg.

ASSESSED VALUE: Land \$ 3,310.00  
Imps. 2,350.00  
\$ 5,660.00

TAXES: \$ 470.34

LAND: DIMENSION Irregular = 4,284 s. f.IMPROVEMENTS: Condition Good  
Effective Age 30 ±  
A 2 st. fr. stucco front, office and residential bldg. containing  
2 offices and a garage below, and a 4 rm. flat above.SUMMATION APPROACH:

Rounded to

Land	4,284 s.f. @ \$9.34+	\$ 40,000
Improvements	5,508 s.f. (sust. use)	3,000
		43,000
		\$43,000

MARKET COMPARISON:

Sales Most Comparable	785-14; 785-4	
4,284 s.f. @ \$	10.00	42,800

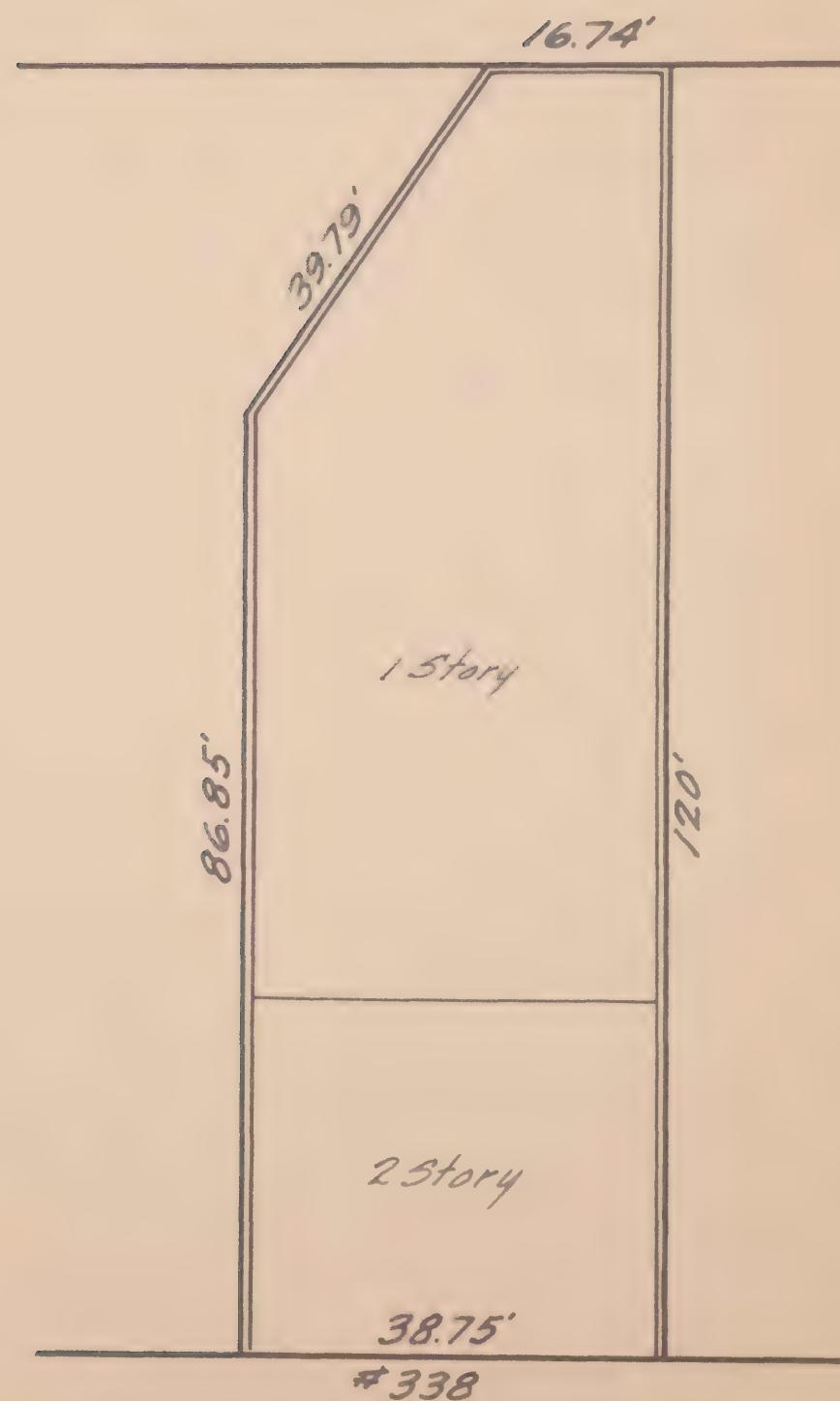
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire bldg.	375	375 x 100	37,500

LAND	\$ 40,000
IMPROVEMENTS	3,000
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 43,000</b>



ASH STREET



FULTON STREET







## APPRAISAL

73  
65-7OWNER: Max Hirsch  
PROPERTY ADDRESS: 630-646 Gould St.PARCEL NO. 785-13  
DATE ACQ. 9-22-61

OWNER'S ADDRESS: Unknown

IRS: \$31.35  
CONSID: Family tsfr.  
BEST USE: PresentZONING: CM PRESENT USE: Apt. bldg.  
and storesASSESSED VALUE: Land \$ 5,830.00  
impr. 23,250.00  
\$ 29,080.00

TAXES: \$ 2,416.54

LAND: DIMENSION 55 x 120 = 6,600

s. f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±  
A 3 st. fr. stucco 24-2 rm. apt. bldg. with 6 stores on street  
level and  $\frac{1}{2}$  bsmt. rented to Business Machines.SUMMATION APPROACH:

Rounded to

Land	6,600 s.f. @ \$7.05+	\$ 46,500
Improvements	16,820+ s.f. @ \$5.47+	\$ 90,996
	3,300 s.f. @ 2.00	<u>6,600</u>
		97,596
		<u>T44,096</u>
		\$144,100

MARKET COMPARISON:

Sales Most Comparable 683-32; 743-10A	
6,600 s.f. @ \$ 21.75	\$ 143,550
	143,600

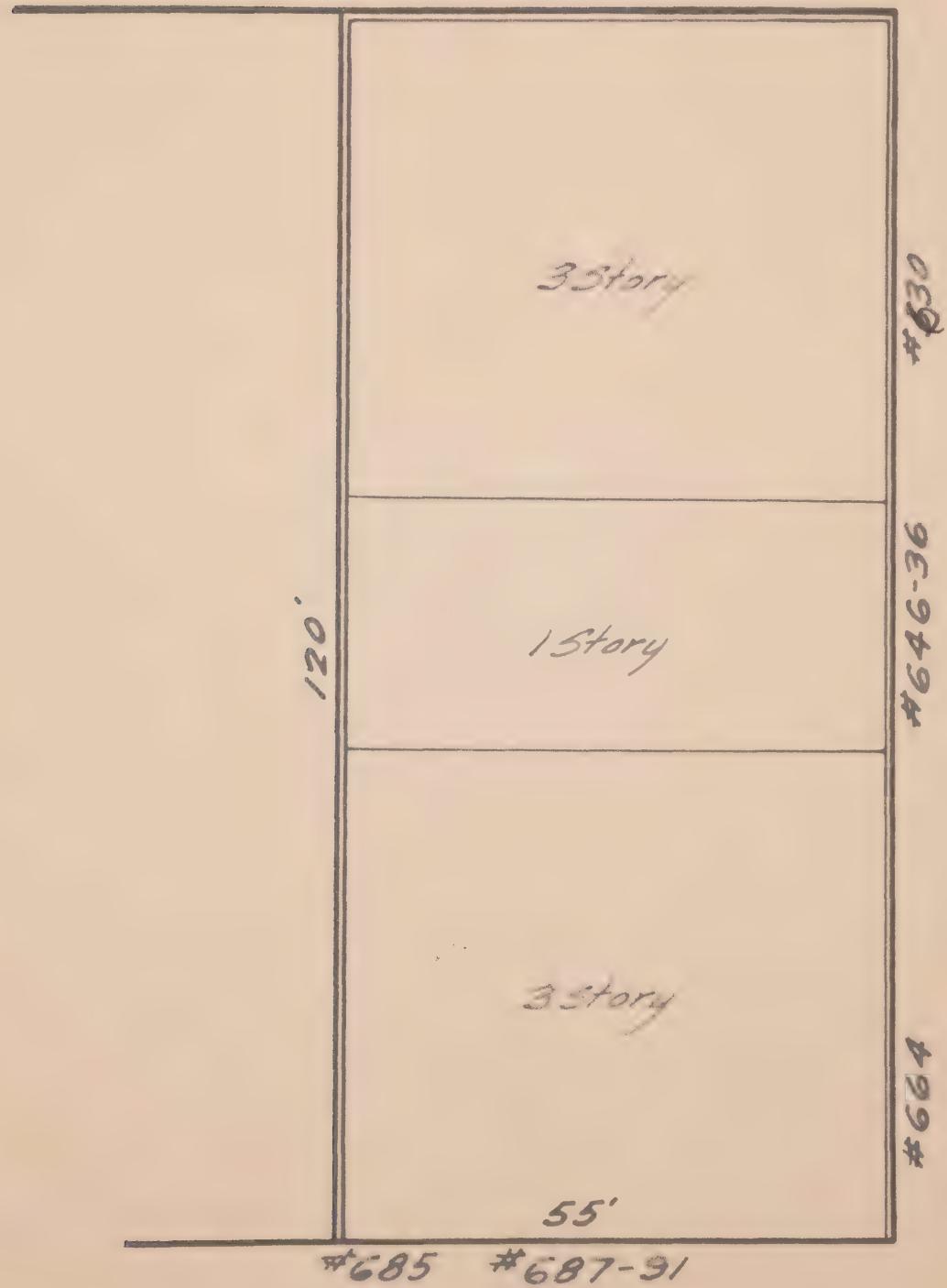
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Apts. 24-2's	\$52.50 ea.	1,260	1,260
Stores Address			
687 - 2 rm.	85		85
689 1 rm.	110		110
691 2 rm.	160		160
630 1 rm.	75		75
636 1 rm.	60		60
646 1 rm.	60		60
			1,810 x 80
			144,800

LAND	\$ 46,500
IMPROVEMENTS	\$ 97,500
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 144,000</b>



ASH STREET



McALLISTER STREET







## APPRaisal

73  
65-6OWNER: Maurice J. Hyman  
PROPERTY ADDRESS: 683 McAllisterPARCEL NO. 785-14  
DATE ACQ: 8/61

OWNER'S ADDRESS: 4-18th Ave.

IRS: \$38.50  
CONSID: \$35,000

ZONING: CM

PRESENT USE: Store &amp; Flat

BEST USE: Office bldg.

ASSESSED VALUE: Land \$ 2,350.00  
Imps. 3,100.00  
\$ 5,450.00

TAXES: \$ 452.90

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 50 ±

A 2 st. fr. flat and store bldg. now being remodeled to an office bldg. This appraisal does not reflect the renovation cost.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$6.52+	\$ 21,500
Improvements	4,328 s.f. @ 3.10+	13,417
		<u>34,917</u>
		\$34,900

MARKET COMPARISON:

Sales Most Comparable	785-14; 714-6	
	3,300 s.f. @ \$ 10.75	\$ 35,475
		35,500

INCOME APPROACH:

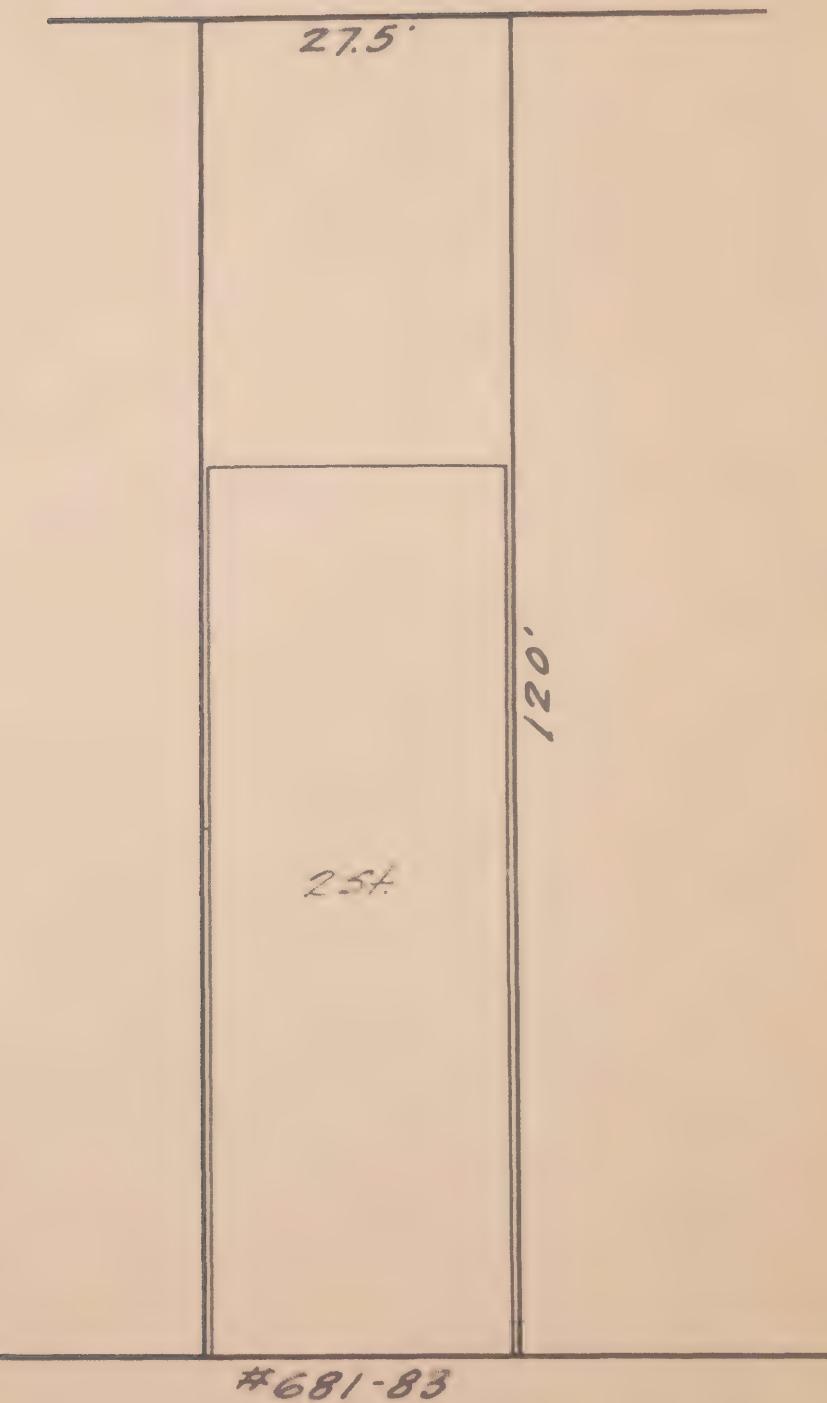
Units	Actual \$	Fair \$	Total Monthly \$
6 rms. to be owner occupied			Not avail. at present

Now being remodeled at a reported cost of over \$30,000. Mr. Hyman will occupy the entire bldg. with a battery of attorneys. This appraisal does not include the cost of modernization and rehabilitation.

LAND	\$ 21,500
IMPROVEMENTS	<u>13,500</u>
MARKET VALUE OF PROPERTY	\$ 35,000



ASH STREET



M<sup>C</sup>ALLISTER STREET







## APPRAISAL

73  
65-5OWNER: William E. Barden  
PROPERTY ADDRESS: 675 McAllisterPARCEL NO. 785-15  
DATE ACQ: 1-12-62

OWNER'S ADDRESS: Hearst Blvd.

IRS: \$23.10  
CONSID: \$21,750

ZONING: CM

PRESENT USE: Store and  
office (vacant)

BEST USE: Office bldg.

ASSESSED VALUE: Land \$ 2,350.00  
Imps. 1,350.00  
\$ 3,700.00

TAXES: \$ 307.48

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 50 ±

2½ st. fr. stucco office and store bldg. No interior inspection.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$6.52+	\$ 21,500
Improvements	6,912 s.f. (2 yr. sust. use)	2,400
		23,900
		\$23,900

MARKET COMPARISON:Sales Most Comparable 678-8; 684-12  
3,300 s.f. @ \$ 7.10+

\$ 23,430 23,400

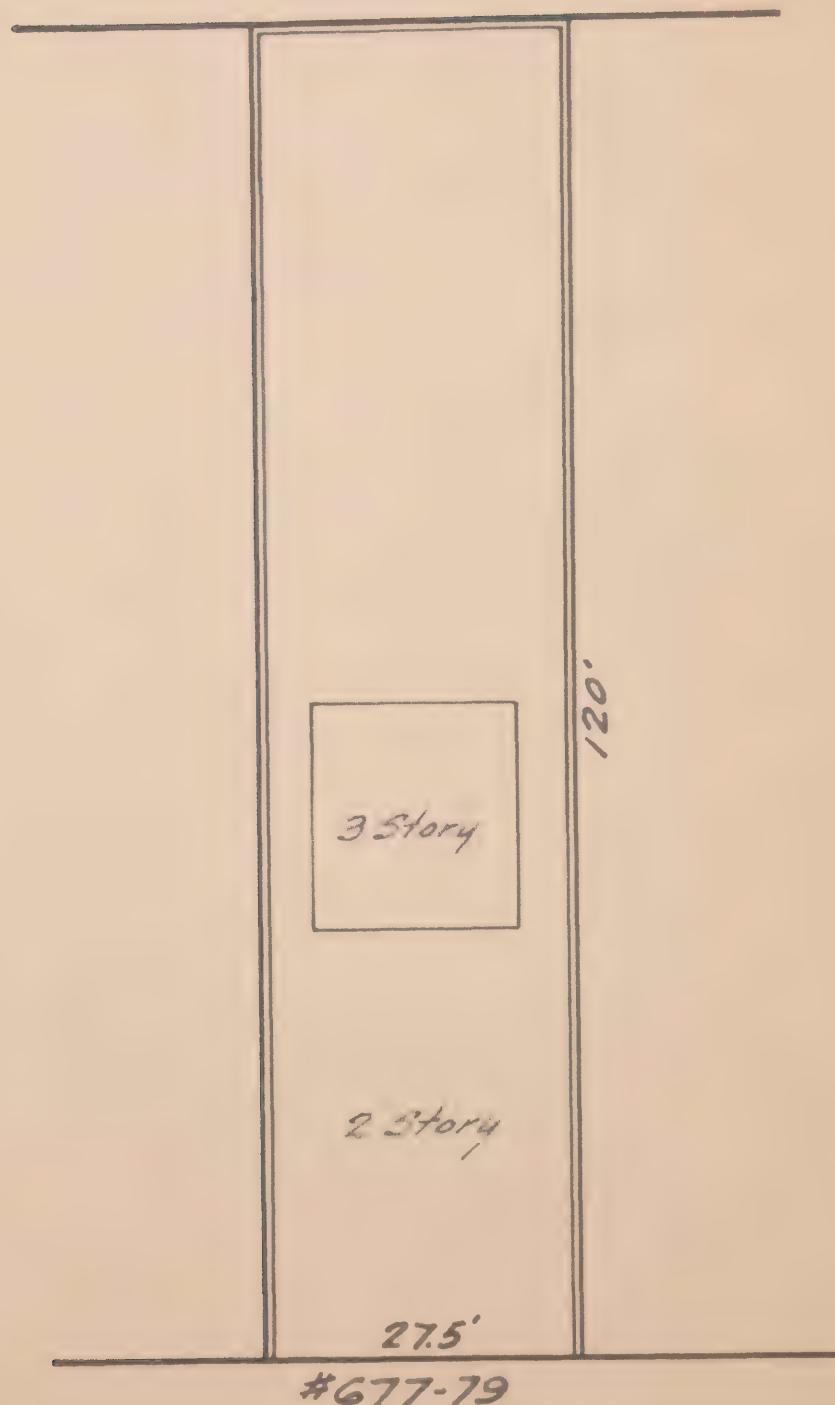
INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
Store	not rented at present	100	
Apt.	not rented at present	100 200 x 100	20,000

LAND	\$ 21,500
IMPROVEMENTS	2,000
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 23,500</b>



ASH STREET



MCALLISTER STREET







## APPRAISAL

73  
85-4OWNER: Clarence C. Dong et ux  
PROPERTY ADDRESS: 667-69 McAllisterPARCEL NO.  
DATE ACQ:785-31  
5-4-60

OWNER'S ADDRESS: 1155 Washington

IRS: \$35.75  
CONSID: \$65,000\*

ZONING: CM

PRESENT USE: Apt/ &amp; store

BEST USE: Present

ASSESSED VALUE: Land \$ 2,010.00  
Imps. 7,150.00  
\$ 9,160.00

TAXES: \$ 761.20

LAND: DIMENSION Irregular = 2,575 s. f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

3 st. fr. 6 unit apt. bldg. with 2 stores on ground level.

SUMMATION APPROACH:

Rounded to

Land 2,575+ s.f. @ \$7.76+ \$ 20,000  
Improvements 7,116+ s.f. @ 6.00 42,696  
\$ 62,696 \$62,700MARKET COMPARISON:

Sales Most Comparable 773-19; 785-3

2,575 s.f. @ \$22.00 \$ 56,650 56,700

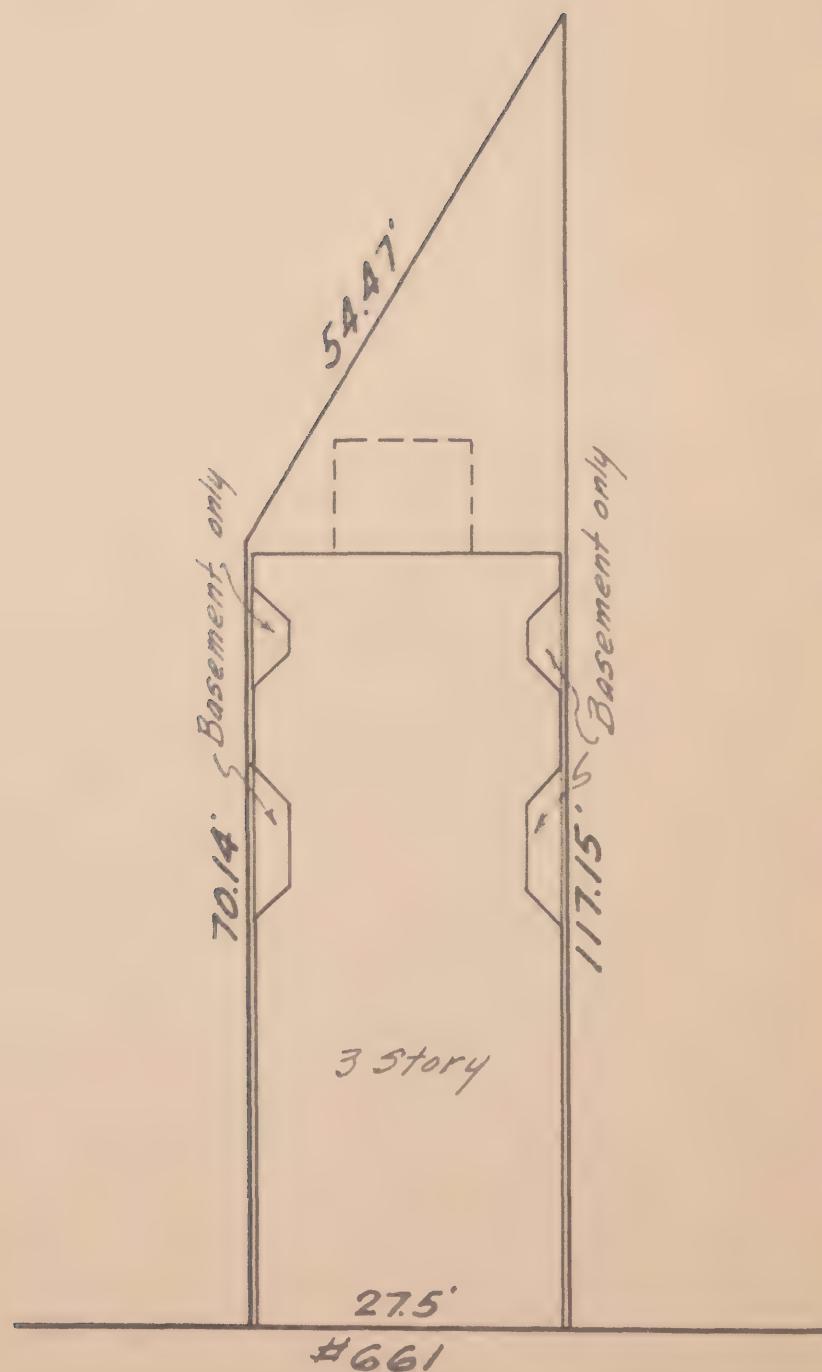
INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
6-4's \$100	\$600	90	540
Store #1	80		85
Store #2	35		35
			660 x 90
			59,400

\*REMARKS: The reported price of \$65,000 in May 1960 appears to be excessively high and not in line with prices paid for similar properties.

LAND IMPROVEMENTS	\$ 20,000 42,500
MARKET VALUE OF PROPERTY	\$ 62,500





MCALLISTER STREET



## APPRAISAL

73  
65-3OWNER: Arthur H. O'Leary et ux  
PROPERTY ADDRESS: Adj. to 667-69 McAllisterPARCEL NO. 785-32  
DATE ACQ: 4-10-60

OWNER'S ADDRESS: 1116 Irving

IRS: \$9.35  
CONSID: \$8,500 Ind.  
BEST USE: Parking for  
adj. lot.

ZONING: CM

PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 1,645.00  
Imps. -  
\$ 1,645.00

TAXES: \$ 136.70

LAND: DIMENSION Irregular = 1,440 s. f.

IMPROVEMENTS: Condition -

Effective Age -

Vacant land

SUMMATION APPROACH: Not applicable

Rounded to

Land \$  
Improvements -MARKET COMPARISON:Sales Most Comparable 785-32; 770-3  
1,440 s. f. @ \$ 6.00+ \$ 8,640 \$ 8,600INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

REMARKS: Its irregular shape makes it difficult  
to be utilized as a building site.

LAND IMPROVEMENTS	\$	8,600
	-	
MARKET VALUE OF PROPERTY	\$	8,600







## BLOCK 1100

	NAME	LAND	IMPS	TOTAL
-1	Rose Shihadeh	11,000	9,500	20,500 ✓
-2	Elena Harrison	10,000	11,000	21,000 ✓
-3	Warren Ott	10,000	9,000	19,000 ✓
-4	R.D. Moore	10,000	10,500	20,500 ✓
-5	John M. Filippi	10,000	15,500	25,500 ✓
-6	Florencio S. Buted	10,000	28,000	38,000 ✓
-7	Oliver Johnson	10,000	18,000	28,000 ✓
-8	Melvin Taylor	10,000	3,500	13,500 ✓
-9	May Henderson	11,000	21,500	32,500 ✓
-10	Del-Camp Inv. Co.	10,000	10,000	20,000 ✓
-11	Mildred H. Johnson	10,000	10,500	20,500 ✓
-12	Marie H. Harvey	10,000	10,000	20,000 ✓
-13	Gabriel Tieulie	10,000	14,500	24,500 ✓
-14	Susie Goodwin	11,000	30,000	41,000 ✓
-15	Sidney Williams	6,000	8,500	14,500 ✓
-15A	Joseph Thompson	5,000	12,000	17,000 ✓
-16	Grace L. Bartlett	10,000	15,500	25,500 ✓
-21	Roberto V. Vallanca	11,000	3,000	14,000 ✓
-22	Dorothy Block	11,000	10,500	21,500 ✓
-23	Coleman Hirsch	11,000	19,500	30,500 ✓
-24	Pauline F. Rosenbaum	11,000	10,000	21,000 ✓
-25	Charles Boylan	8,000	9,500	17,500 ✓
-26	John Merlo	14,000	7,000	21,000 ✓
-27	Mae Goldberg	12,000	10,500	22,500 ✓
-28	James E. Lee	10,000	17,500	27,500 ✓
-29, -30	S.V. Wilson	22,500	22,000	44,500 ✓
-31	Henry A. Caballer	10,000	2,500	12,500 ✓
-32	Frank Roller	10,000	4,500	14,500 ✓



## BLOCK 1100 Cont.

	NAME	LAND	IMPS	TOTAL
-33	George Pollard	\$ 10,000	\$ 7,000	\$ 17,000 ✓
-34	Hugh Wallace	10,000	55,000	15,500 ✓
-35	Hilda Estaban	10,000	6,000	16,000 ✓
-36	Rudolph Silverberg	40,000	-	40,000 ✓
-37	W. L. Johnson	13,000	24,500	37,500 ✓
-41	Agnes Pritchard	20,000	1,000	21,000 ✓
-42	Michizuke Fukuda	9,000	26,000	35,000 ✓
-43,-44	Kenneth Lew	<u>20,000</u>	<u>22,500</u>	<u>42,500</u>
		\$426,500	\$446,500	\$873,000







## APPRaisal

26-1

OWNER: Rose Shihadeh PARCEL NO. 1100-1  
 PROPERTY ADDRESS: 1361 Scott & 2003 O'Farrell DATE ACQ: 1955

OWNER'S ADDRESS: 8131 Geary Bldg. IRS: -  
 ZONING: R-3 PRESENT USE: Laundromat CONSID: N.S.  
 and pair of flats BEST USE: Present

ASSESSED VALUE: Land \$ 1,670.00  
 Imps. 1,250.00  
 \$ 2,920.00

TAXES: \$ 242.66

LAND: DIMENSION 25 x 90 = 2,250

s. f.

Flats 50

IMPROVEMENTS: Condition Poor

Effective Age Store 30+

Bldg. #1 - A 1 st. fr. asbestos siding, store bldg. with concrete  
 flr. and flat T&G roof. Utilized as laundromat. 220 wiring and  
 new plumbing.

Bldg. #2 - A 2 st. 2-3 rm. flat with stg. bsmt. Also, a fr. shed.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.88+	\$ 11,000
Improvements	Bldg. #1 925 s.f. @ \$6.00	5,550
	Bldg. #2 1446 s.f. @ 2.00	2,892
	Bsmt. 844 s.f. @ 1.00	844
	Shed 42 s.f. @ 2.00	84
		<u>20,370</u>
		\$20,400

MARKET COMPARISON:

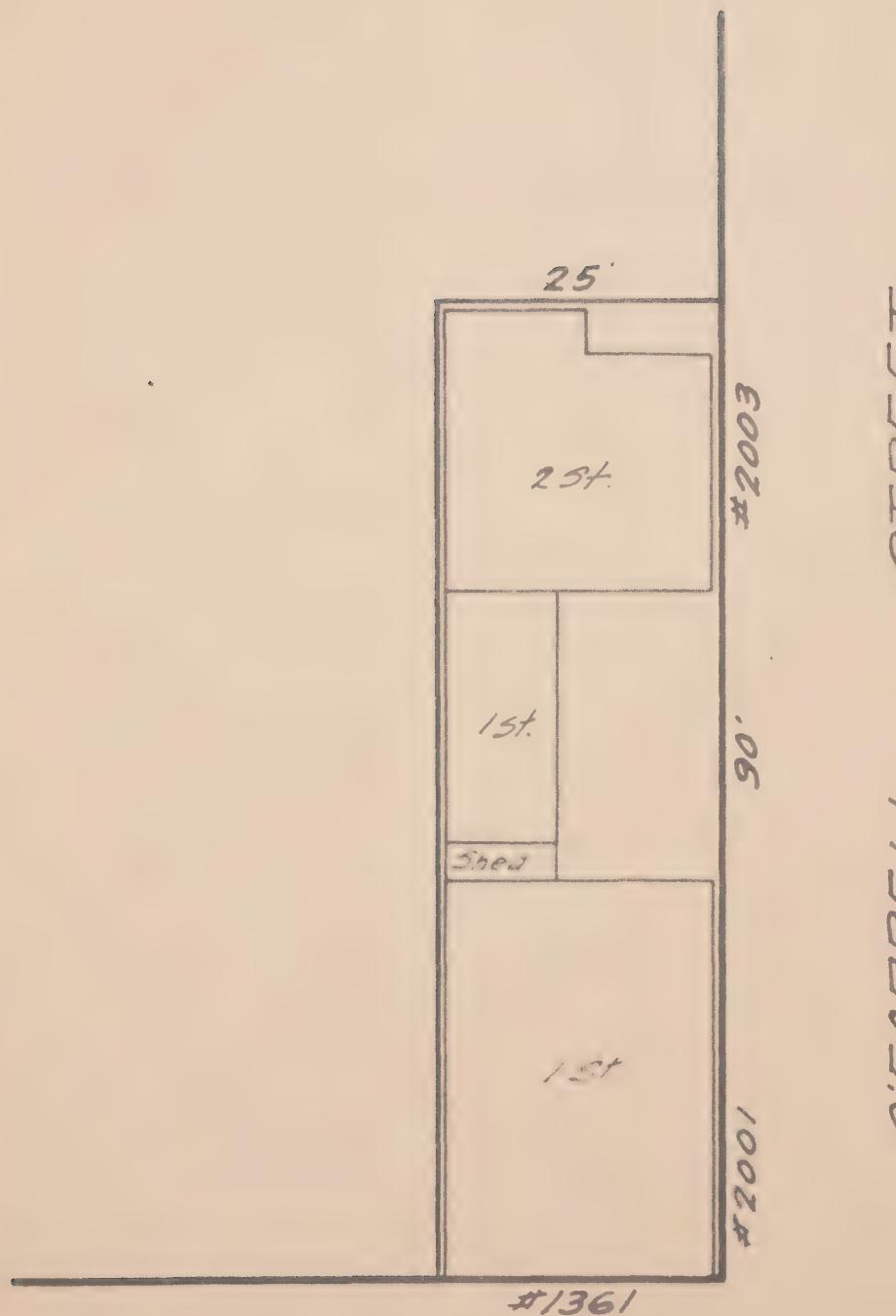
Sales Most Comparable	678-8; 756-10; 781-24		
2,250	s. f. @ \$ 9.00	\$ 20,250	20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2-3 rm. @ \$75	\$150		150
Laundromat	75		75
			<u>225 x 90 =</u>
			20,250
			20,300

LAND	\$ 11,000
IMPROVEMENTS	9,500
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 20,500</b>





SCOTT

STREET

O'FARRELL

STREET







## APPRaisal

26-13

OWNER: Warren Ott  
PROPERTY ADDRESS: 1353 ScottPARCEL NO. 1100-3  
DATE ACQ: 1-28-46

OWNER'S ADDRESS: 1353 Scott

IRS: \$5.50  
Conv. flats CONSID: N.S.  
PRESENT USE: 3 sleep. rms., BEST USE: Present  
5 rm. apt.ZONING: R-3  
ASSESSED VALUE: Land \$ 1,080.00  
Imps. 1,600.00  
\$ 2,680.00

TAXES: \$ 222.70

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±  
A 2 st. fr. asbestos siding, converted flats into 3 sleeping rooms  
on the 1st, a 5 rm. flat on the 2nd, and a bsmt. gar. and stg.  
area.SUMMATION APPROACH:

			Rounded to
Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	2,672 s.f. @ 3.00	\$8,016	
Bsmt.	1,265 s.f. @ 1.00	1,265	
		9,281	
		19,281	\$19,300

MARKET COMPARISON:

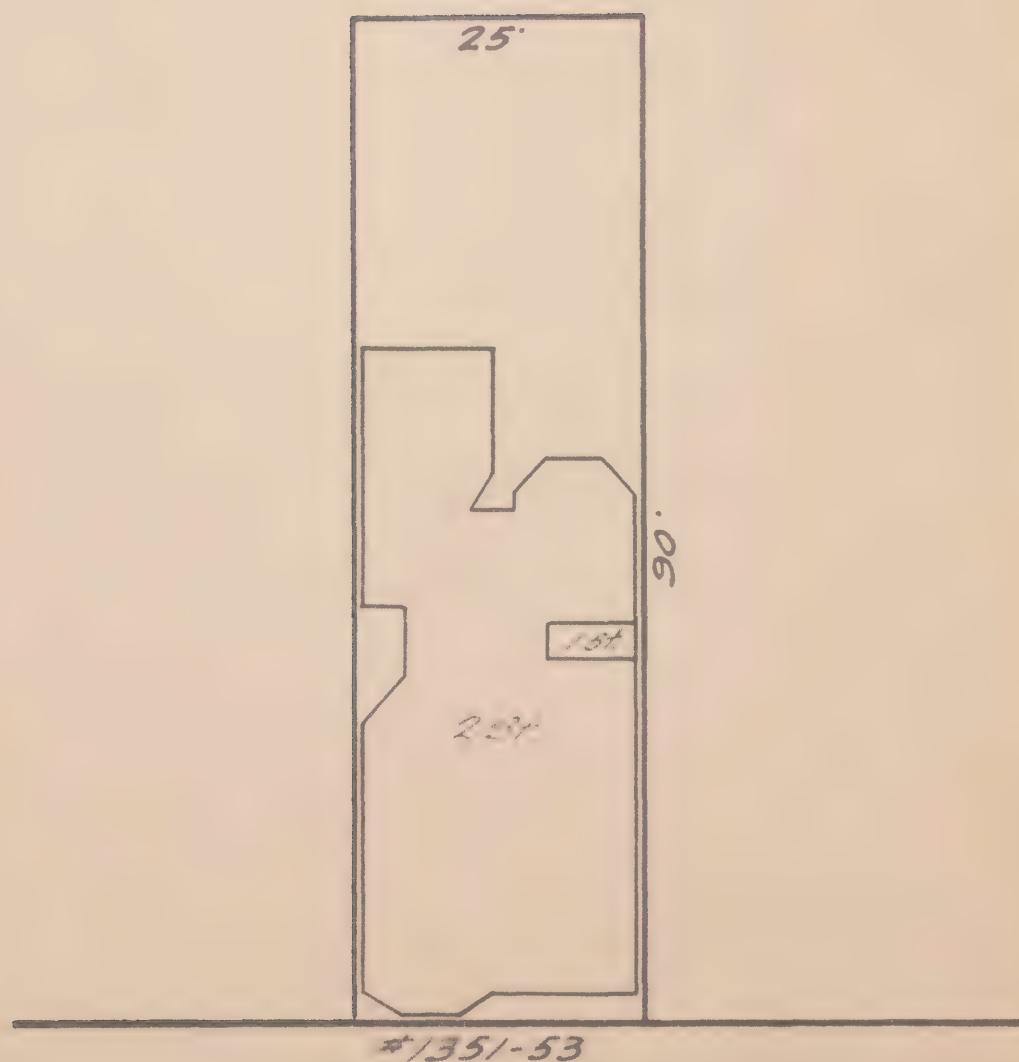
Sales Most Comparable	784-13; 782-32		
	2,250 s.f. @ \$ 9.00	\$ 20,250	20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
3 rms.	120	100	
1-5 rm.	Owner	90	
		T90 x 100	19,000

LAND	\$ 10,000
IMPROVEMENTS	9,000
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 19,000</b>





SCOTT STREET







## APPRaisal

26-14

OWNER: R. D. Moore  
PROPERTY ADDRESS: 1345-47 ScottPARCEL NO. 1100-4  
DATE ACQ. 3-5-62

OWNER'S ADDRESS: Unknown

IRS: \$21.45  
CONSID: \$19,500 Ind.  
BEST USE: PresentZONING: R-3 PRESENT USE: 2 flats  
1 bsmt. apt.ASSESSED VALUE: Land \$ 1,080.00  
Imps. 3,550.00  
\$ 4,630.00

TAXES: \$ 384.76

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Good

Effective Age 35 ±

A 2 st. fr. stucco 1-4 rm., 1-5 rm. flats w/ bsmt. 2-rm. apt.  
and garage. Also, fr. sheds.SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements	2,176 s.f. @ \$4.00	\$ 8,704
Basement	1,088 s.f. @ 2.00	2,176
Shed	98 s.f. @ 1.00	98
		10,978
		20,978

\$21,000

MARKET COMPARISON:Sales Most Comparable 1100-25; 1126-25  
2,250 s.f. @ \$ 9.00

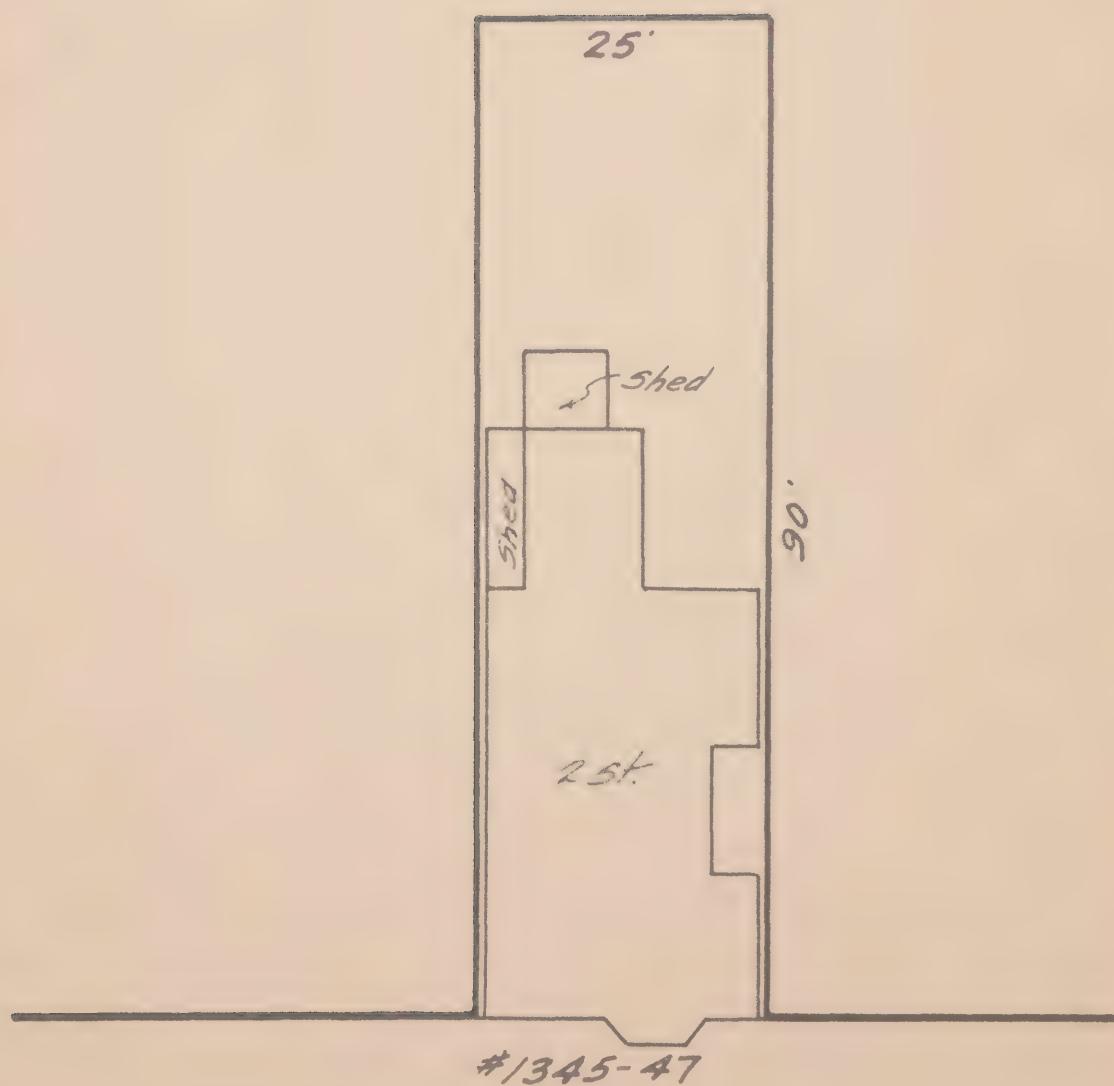
\$ 20,250 20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bsmt. w/ gar.			
& 2 rm. apt.	47	50	
1-4	60	80	
1-5	70	90	
		220 x 90	19,800

LAND	\$ 10,000
IMPROVEMENTS	10,500
MARKET VALUE OF PROPERTY	\$ 20,500





SCOTT STREET







## APPRaisal

26-28

OWNER: Mary Henderson  
PROPERTY ADDRESS: 1303 ScottPARCEL NO. 1100-9  
DATE ACQ: Before, 1952

OWNER'S ADDRESS: 1303 Scott

IRS: -  
CONSID: N.S.  
BEST USE: Present

ZONING: R-3 PRESENT USE: 4 apts.

ASSESSED VALUE: Land \$ 1,620.00  
Imps. 6,250.00  
\$ 7,870.00

TAXES: \$ 654.00

LAND: DIMENSION 30 x 75 = 2,250 s. f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 40 ±

A 2 st. fr. 4-4 rm. apt. and bsmt. garages (6) and boiler room.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f.	@ \$4.88+	\$ 11,000
Improvements	3,908 s.f.	@ 4.50	\$17,586
Basement	1,946 s.f.	@ 2.00	<u>3,892</u>
			21,478
			<u>32,478</u>
			\$32,500

MARKET COMPARISON:Sales Most Comparable 784-13A; 1125-2A  
2,250 s.f. @ \$ 14.50

\$ 32,625

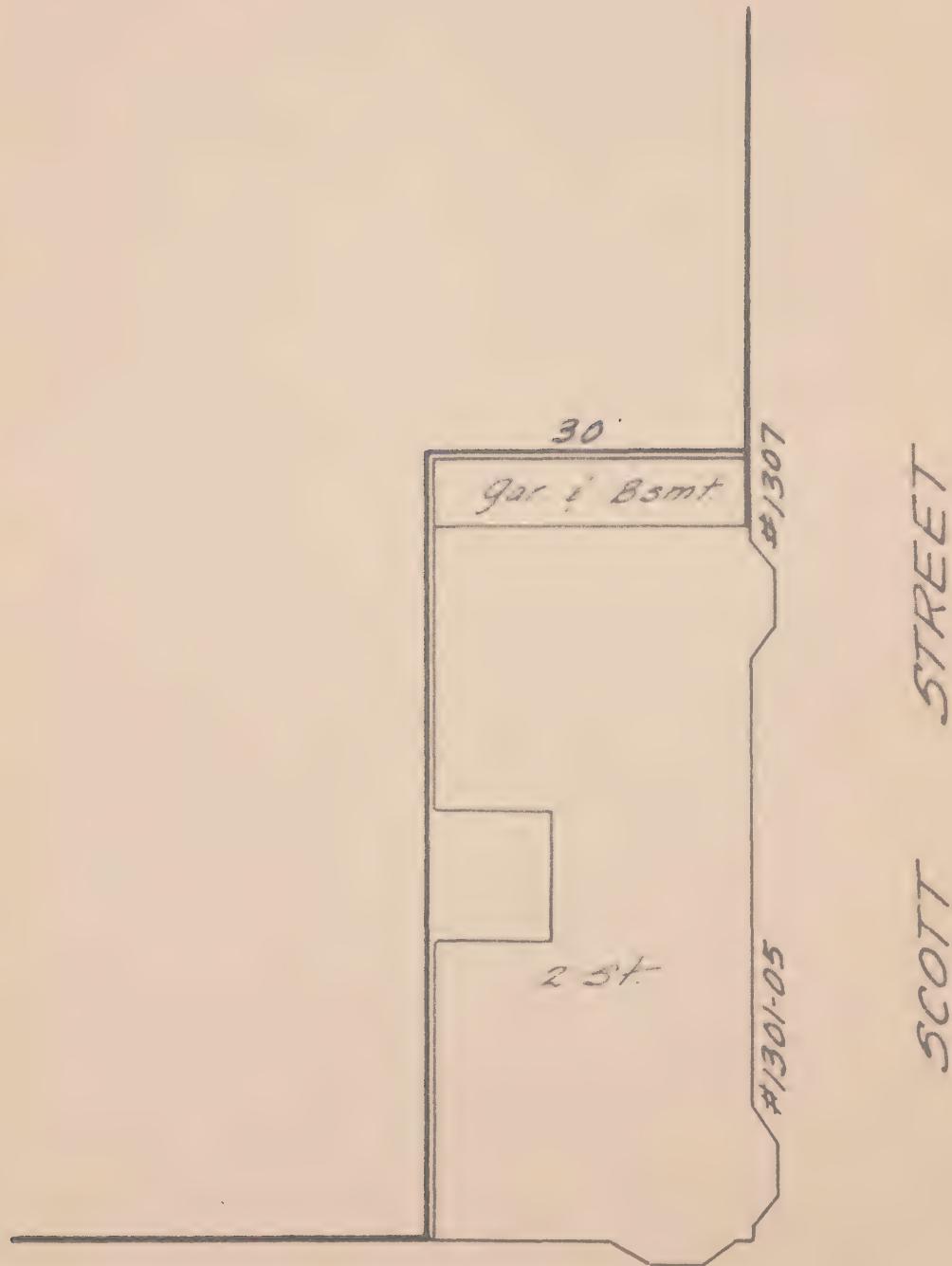
32,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
2-4's @ \$75	150	90	180
1-4	Owner	90	90
1-4	55	90	90
			<u>360 x 90</u>
			32,400

LAND IMPROVEMENTS	\$ 11,000
	<u>21,500</u>
MARKET VALUE OF PROPERTY	\$ 32,500





ELLIS

STREET

SCOTT STREET







## APPRaisal

26-29

OWNER: Del-Camp Inv. Inc.  
 PROPERTY ADDRESS: 1908-14 Ellis

PARCEL NO. 1100-10  
 DATE ACQ: 1-31-57

OWNER'S ADDRESS: c/o Anchor Realty  
 2122 Market St.  
 ZONING: R-3 PRESENT USE: 4 flats

IRS: \$7.70  
 CONSID: N.S.  
 BEST USE: Present

ASSESSED VALUE: Land \$ 1,220.00  
 Imps. 1,200.00  
 \$ 2,420.00

TAXES: \$ 201.10

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

A 2 st. fr. 4-4 rm. flat w/ bsmt. stg.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements	3,258 s.f. @ 2.60	\$8,471
Basement	1,629 s.f. @ 1.00	1,629
		10,100
		20,100
		\$20,100

MARKET COMPARISON:

Sales Most Comparable	1100-16; 779-18	
2,250 s.f. @ \$ 9.50	\$ 21,375	21,400

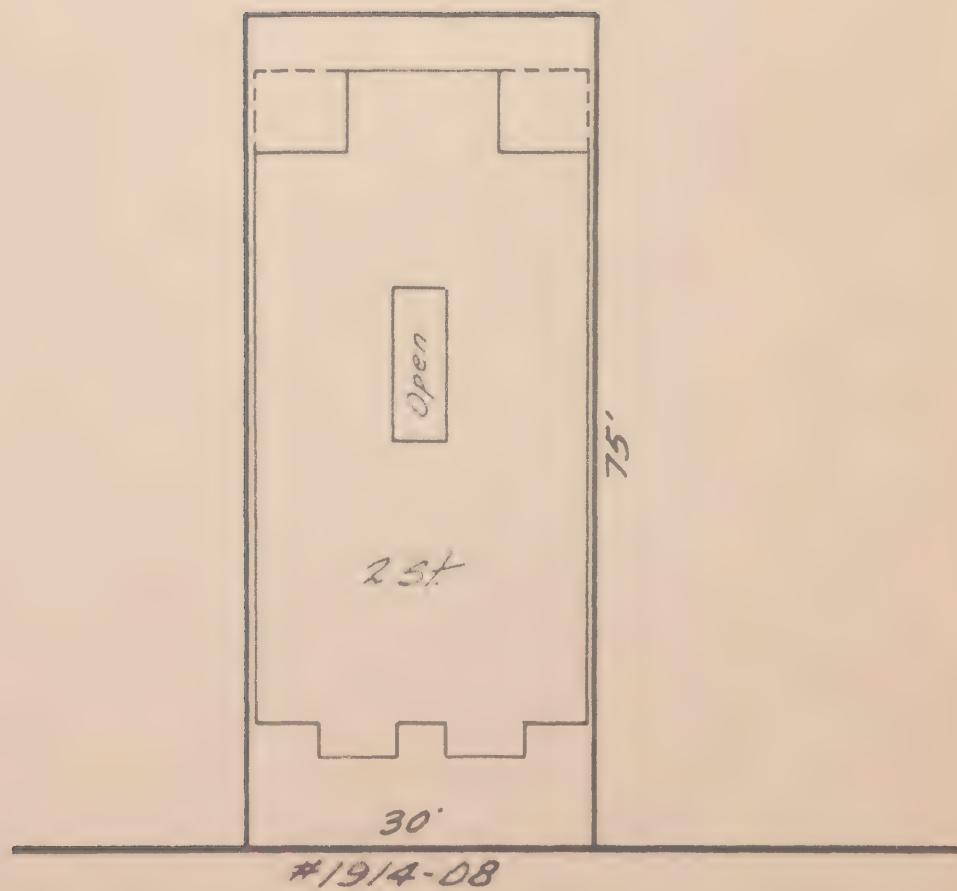
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-4's @ \$69.50	\$278.00	70	280 x 75
			21,000

LAND	\$ 10,000
IMPROVEMENTS	10,000

MARKET VALUE OF PROPERTY	\$ 20,000
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ELLIS STREET







## APPRaisal

26-30

OWNER: Mildred Harris Johnson  
PROPERTY ADDRESS: 1916-18 EllisPARCEL NO. 1100-11  
DATE ACQ. 8-28-52

OWNER'S ADDRESS: 1915 Ellis

IRS: -  
CONSID: N.S.  
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 1,220.00  
Impr. 1,500.00  
\$ 2,720.00

TAXES: \$ 226.04

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

A 2 st. fr. 1-6, 1-7 rm. flat w/ bsmt. stg. area.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements	3,323 s.f. @ 3.00	\$ 9,969
Basement	1,666 s.f. @ 1.00	<u>1,666</u>
		11,635
		<u>21,635</u>
		\$21,600

MARKET COMPARISON:

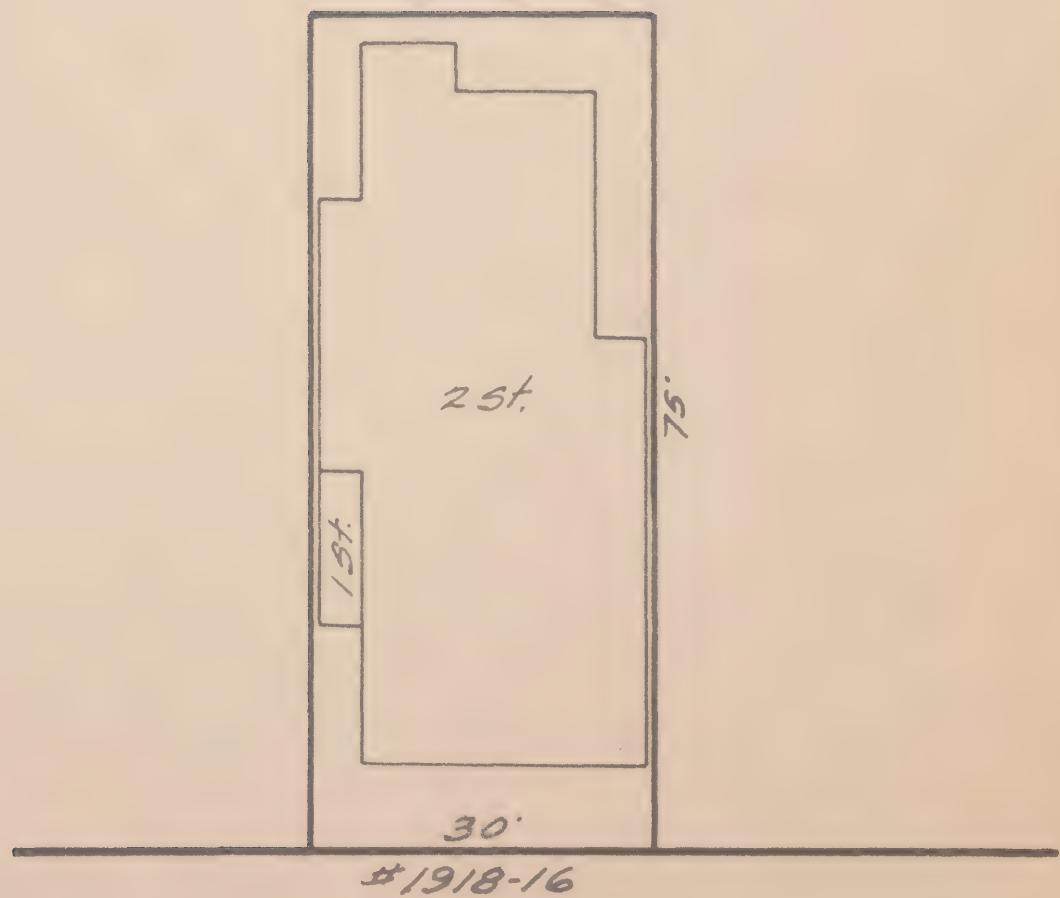
Sales Most Comparable 1100-16; 729-36	
2,250 s.f. @ \$ 9.00	\$ 20,250
	20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6	80	100	
1-7	Owner	110	
		210 x 95 =	
		19,950	20,000

LAND	\$ 10,000
IMPROVEMENTS	10,500
MARKET VALUE OF PROPERTY \$	20,500





ELLIS

STREET







## APPRaisal

26-31

OWNER: Marie H. Harvey  
PROPERTY ADDRESS: 1930 Ellis

PARCEL NO. 1100-12

DATE ACQ: -

- -

OWNER'S ADDRESS: 1930 Ellis

IRS: -

ZONING: R-3

PRESENT USE: 2-2 flat bldg. BEST USE: Present

ASSESSED VALUE: Land \$ 1,220.00  
Impro. 1,600.00  
\$ 2,820.00

TAXES: \$ 234.34

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 -

Front #1 - A 2 st. fr. 1-3, 1-4 rm. flats.  
Rear #2 - A 2 st. 2-3 rm. flat.SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements		
#1 1,648 s.f. @ \$3.65	\$6,015	
#2 1,192 s.f. @ 3.50	<u>4,172</u>	
		10,187
		<u>20,187</u>
		\$20,200

MARKET COMPARISON:

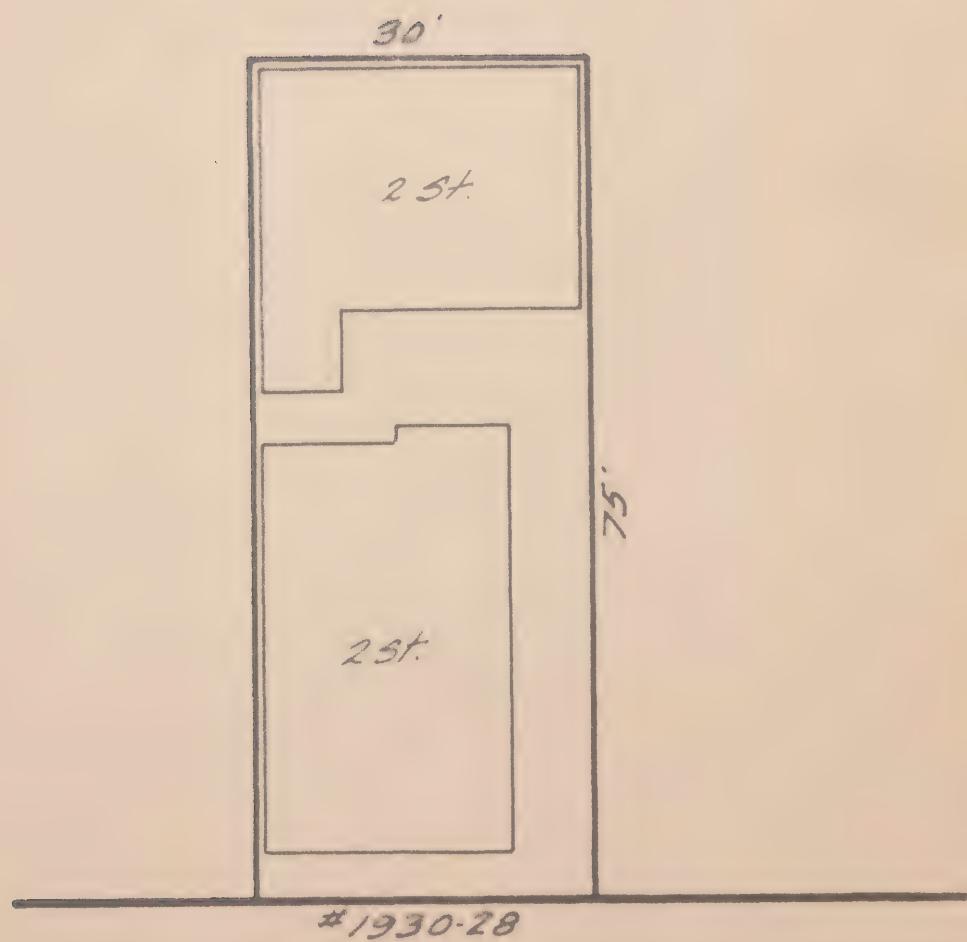
Sales Most Comparable	1100-16: 779-18	
	2,250 s.f. @ \$ 9.00	\$ 20,250
		20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Front			
1-3	45	60	
1-4	Owner	70	
Rear			
1-3	45	60	
1-3	35	50	
		240 x 80	19,200

LAND	\$ 10,000
IMPROVEMENTS	10,000
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 20,000</b>





ELLIS

STREET







## APPRAISAL

26-32

OWNER: Gabriel C. Tieulie  
PROPERTY ADDRESS: 1932-38 EllisPARCEL NO. 1100-13  
DATE ACQ: Not avail.

OWNER'S ADDRESS: 27 Bayview Dr., Mill Valley

IRS: -

ZONING: R-3

PRESENT USE: 4 flats

CONSID: -

BEST USE: Present

ASSESSED VALUE: Land \$ 1,220.00  
Imps. 2,150.00  
\$ 3,370.00

TAXES: \$ 280.04

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Fair Effective Age 50

A 2 st. 4-4 rm. flat bldg. w/ bsmt. gar. and stg.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements	3,130 s.f. @ 4.00	\$12,520
Basement	1,565 s.f. @ 1.25	<u>1,956</u>
		14,476
		<u>24,476</u>
		\$24,500

MARKET COMPARISON:

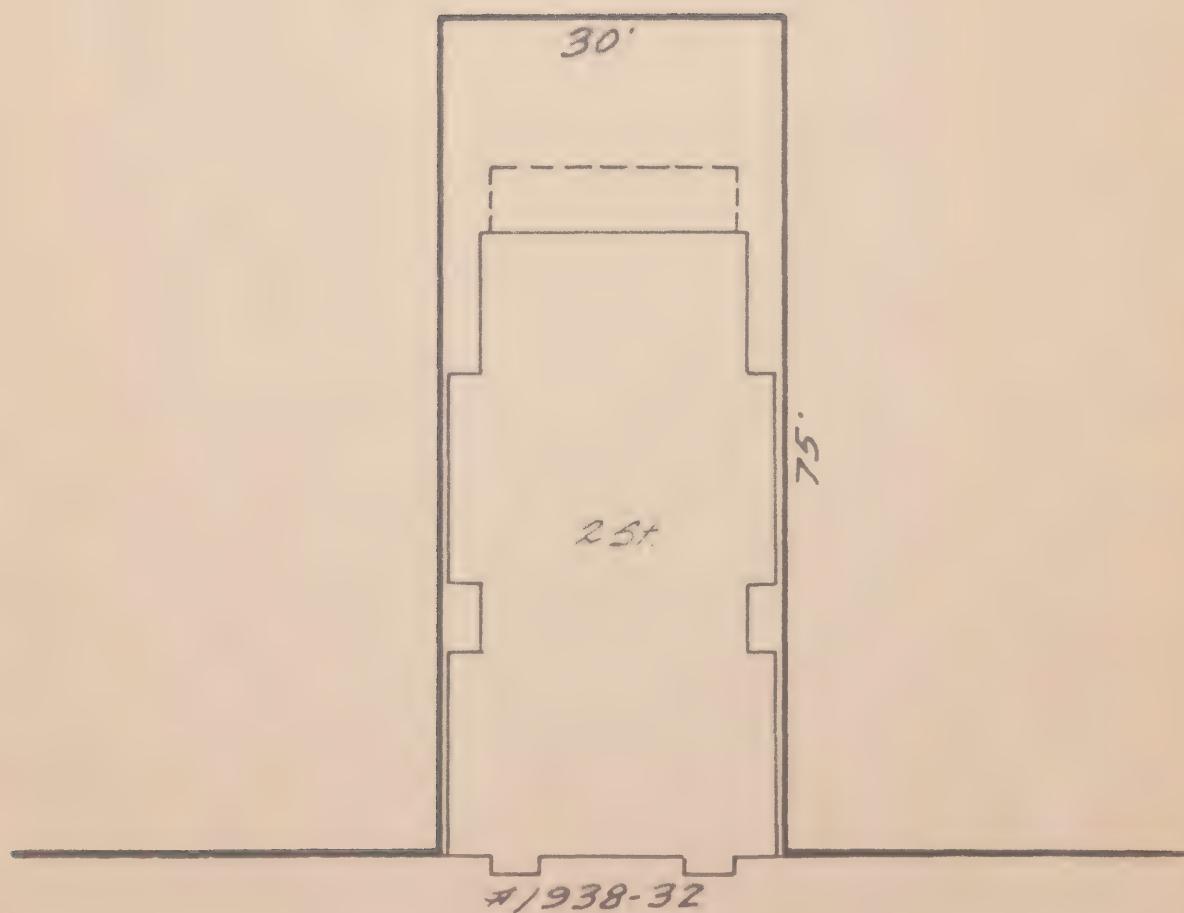
Sales Most Comparable	730-14; 660-2	
	2,250 s.f. @ \$ 11.00	\$ 24,750
		24,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-4's @ \$55	220	4 @ \$70	280 x 90
			25,200

LAND	\$ 10,000
IMPROVEMENTS	<u>14,500</u>
MARKET VALUE OF PROPERTY	\$ 24,500





ELLIS STREET







## APPRaisal

26-33

OWNER: Susie Goodwin  
PROPERTY ADDRESS: 1940-48 EllisPARCEL NO. 1100-14  
DATE ACQ: 1-4-49

OWNER'S ADDRESS: 1942 Ellis

IRS: \$17.60  
CONSID: N.S.ZONING: R-3 PRESENT USE: Conv. flats  
8 apts.

BEST USE: Present

ASSESSED VALUE: Land \$ 1,620.00  
Imps. 5,100.00  
\$ 6,720.00

TAXES: \$ 558.44

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

A 3 st. fr. converted flats now 2-2's, 4-5's, 2-3's apt.  
w/ bsmt. stg.SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.88+	\$ 11,000
Improvements	6,794 s.f. @ 4.25	\$28,875
Bsmt.	2,196 s.f.	<u>1,000</u>
		29,875
		<u>40,875</u>
		\$40,900

MARKET COMPARISON:

Sales Most Comparable	729-9; 1126-30	
2,250 s.f. @ \$ 19.00	\$ 42,750	42,800

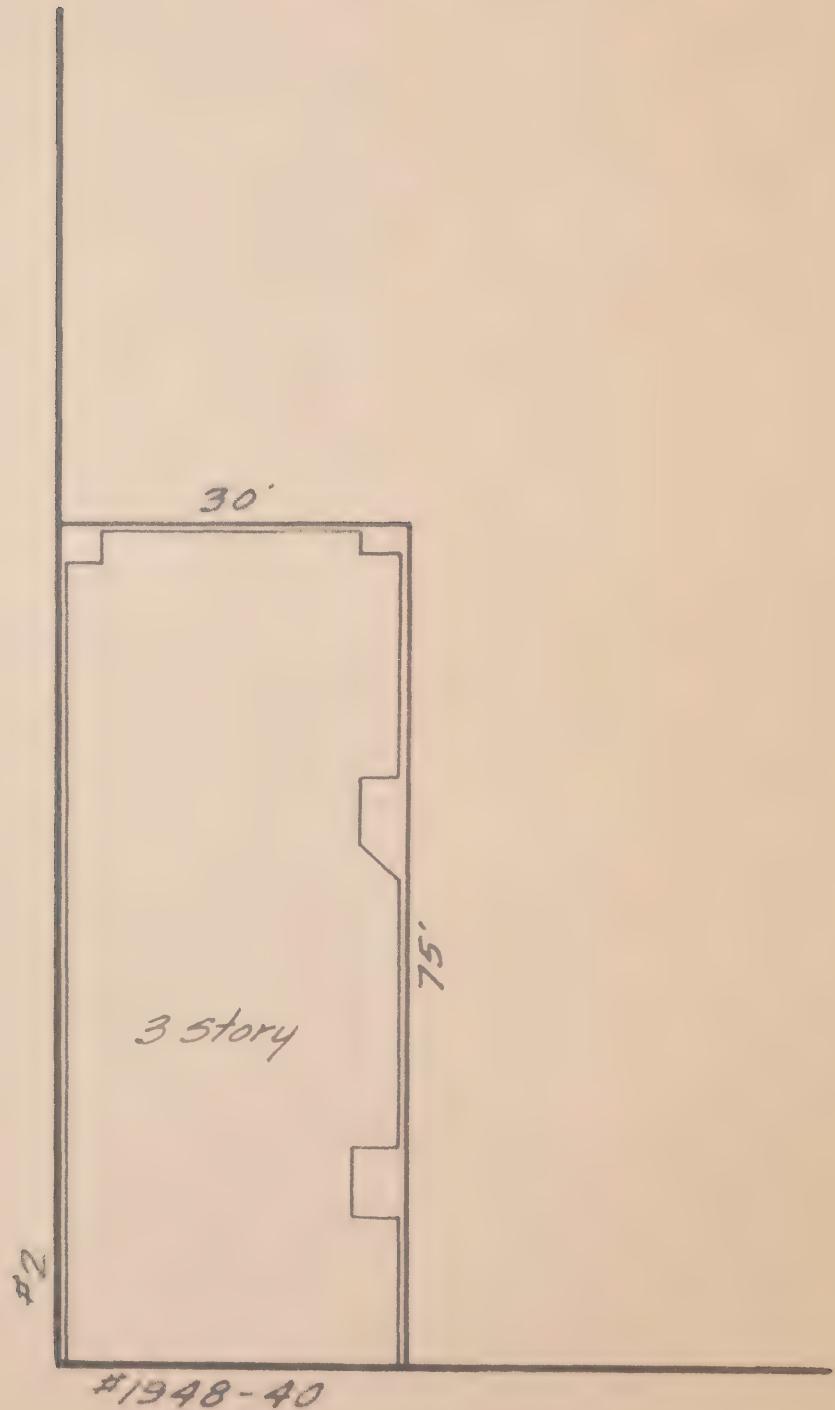
INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
2-2's	48	2 @ \$50	100
1-5	Owner	1 @ 85	85
2-3's	55	2 @ 60	120
3-5's	75	3 @ 75	225
			530 x 80
			42,400

LAND	\$ 11,000
IMPROVEMENTS	<u>30,000</u>
MARKET VALUE OF PROPERTY	\$ 41,000



BEIDEMAN PLACE



ELLIS STREET







## APPRaisal

26-35

OWNER: Sidney Williams et ux  
PROPERTY ADDRESS: 1960 EllisPARCEL NO. 1100-15  
DATE ACQ: 12-22-60

OWNER'S ADDRESS: 1960 Ellis

IRS: -  
CONSID: Estate

ZONING: R-3

PRESENT USE:

2 flats

BEST USE: Present

ASSESSED VALUE: Land \$ 1,070.00  
Imps. 800.00  
\$ 1,870.00

TAXES: \$ 80.60

LAND: DIMENSION 30 x 39 = 1,170

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 40 ±

A 2 st, fr. stucco 1-3 rm., 1-5 rm. flat bldg.

SUMMATION APPROACH:

Rounded to

Land 1,170 s.f. @ \$5.13+ \$ 6,000  
Improvements 1,694 s.f. @ 5.10 8,639  
\$14,639 \$14,700MARKET COMPARISON:Sales Most Comparable 1100-44; 687-25A  
1,170 s.f. @ \$ 12.50

\$ 14,625 14,600

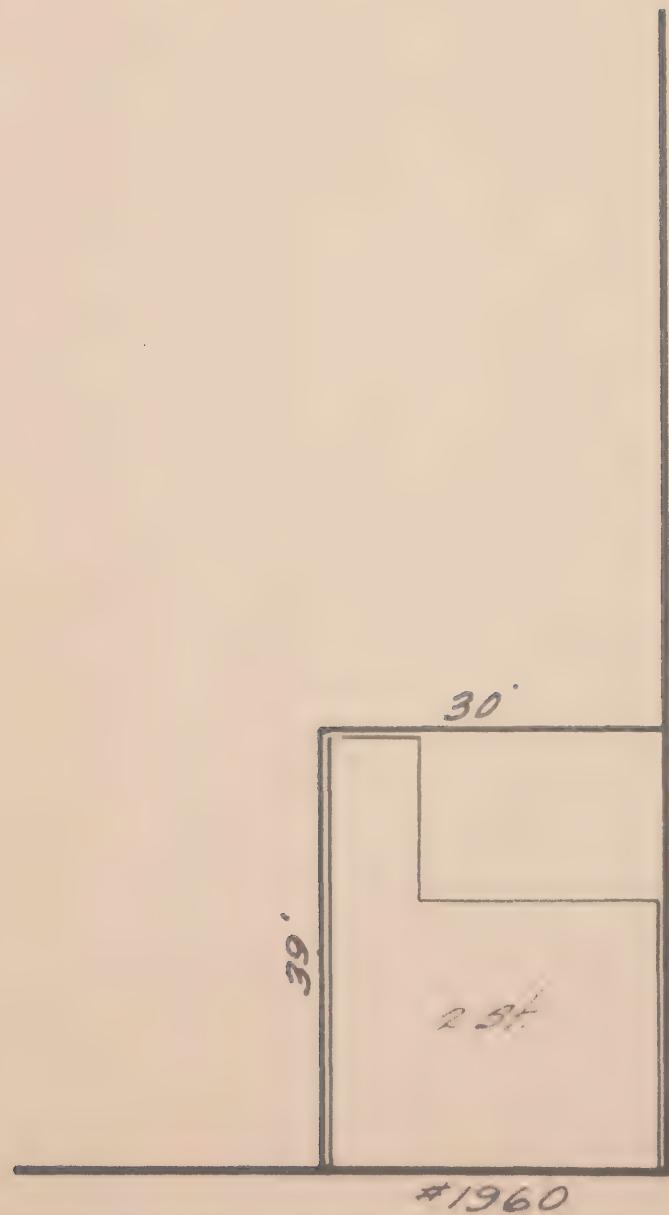
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-3	75	75	
1-5	Owner	90	165 x 90 =
			14,850 14,900

LAND \$ 6,000  
IMPROVEMENTS \$ 8,500

MARKET VALUE OF PROPERTY \$ 14,500





BEIDEMAN PLACE

ELLIS STREET







## APPRAISAL

2634

OWNER: Joseph Thompson  
PROPERTY ADDRESS: 17 BiedemanPARCEL NO. 1100-15A  
DATE ACQ: Before 1952

OWNER'S ADDRESS: 17 Biedeman

IRS: -

ZONING: R-3

PRESENT USE: 5 rm. hse.

CONSID: N.S.

BEST USE: Present

ASSESSED VALUE: Land \$ 590.00  
Imps. 200.00  
\$ 790.00

TAXES: \$ 65.64

LAND: DIMENSION 30 x 36 = 1,080 s. f.

IMPROVEMENTS: Condition Fair

Effective Age 35 ±

A 2 st. fr. stucco 5 rm. hse. with a rumpus rm. and gar. below.

SUMMATION APPROACH:

Rounded to

Land	1,080 s.f. @ \$4.63+	\$ 5,000
Improvements	1,730 s.f. @ 7.00	12,110
		17,110
		\$17,100

MARKET COMPARISON:

Sales Most Comparable 784-14

1,080 s.f. @ \$ 16.00 \$ 17,280 17,300

INCOME APPROACH: Not applicable

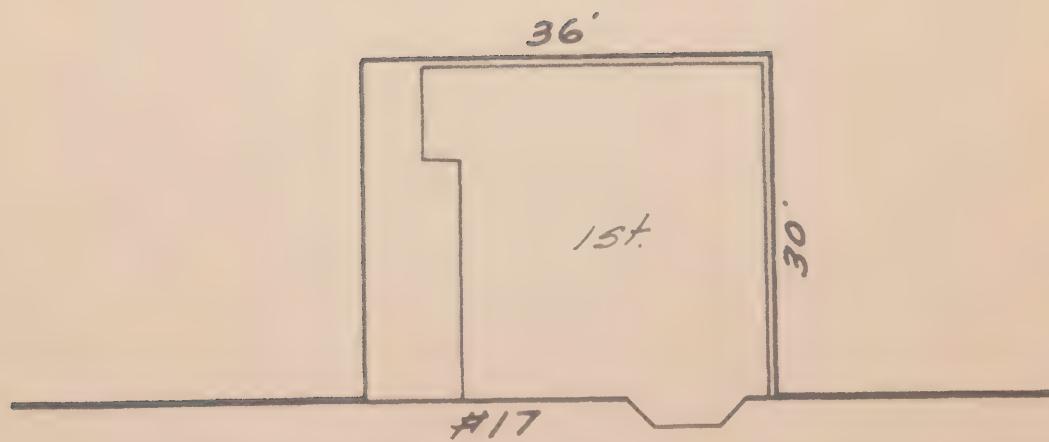
Units	Actual	Fair	Total Monthly
	\$	\$	\$

Owner occupied

LAND  
IMPROVEMENTS \$ 5,000  
12,000

MARKET VALUE OF PROPERTY \$ 17,000





BEIDEMAN PLACE







## APPRAISAL

26-36

OWNER: Grace L. Bartlett  
PROPERTY ADDRESS: 1964-70 E 111sPARCEL NO. 1100-16  
DATE ACQ. 1-30-59

OWNER'S ADDRESS: 620A 7th Avenue

IRS: \$24.20  
CONSID: \$22,000

ZONING: R-3 PRESENT USE: 4 apts.

BEST USE: Present

ASSESSED VALUE: Land \$ 1,220.00  
Impe. 2,500.00  
\$ 3,720.00

TAXES: \$ 309.14

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 40 ±

A 2 st. 4-4 rm. apt. w/ bsmt. stg. area.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements	4,870 s.f. @ 3.00	\$14,610
Bsmt.	2,414 s.f.	1,000
		15,610
		25,610
		\$25,600

MARKET COMPARISON:

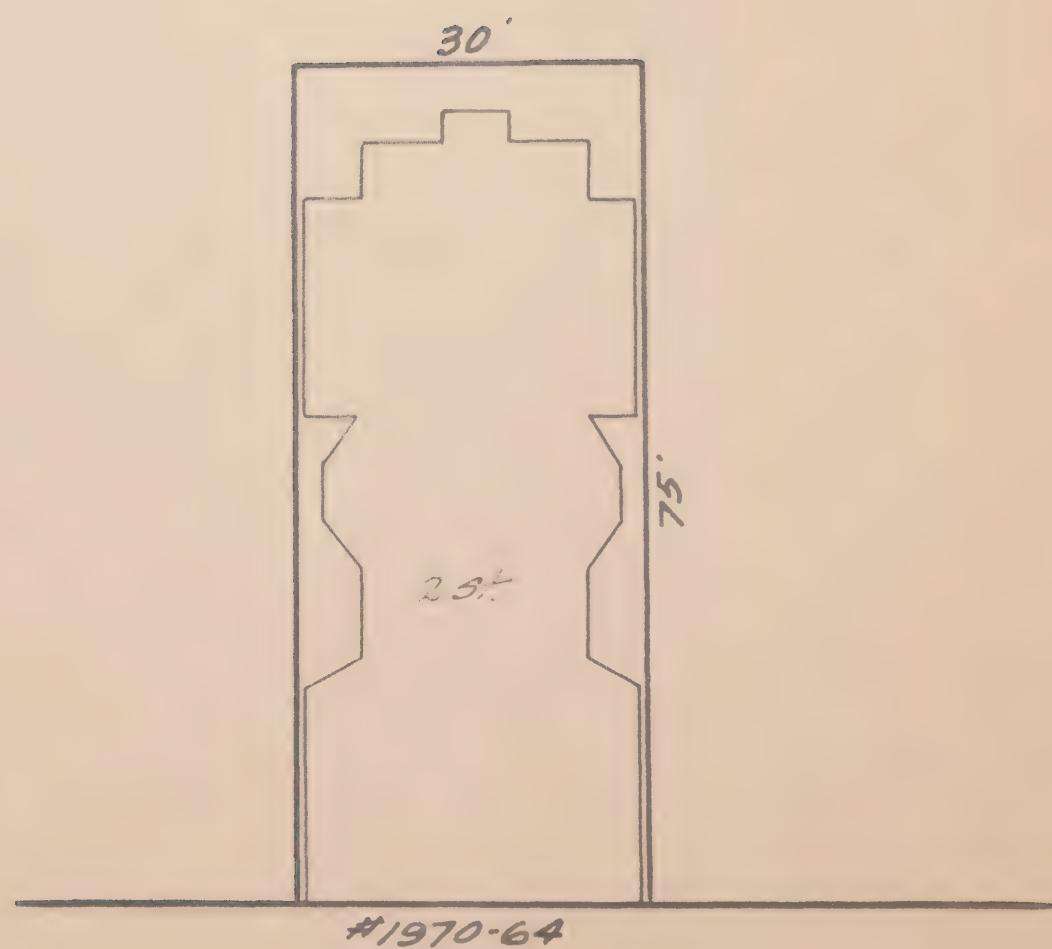
Sales Most Comparable	730-14; 660-2	
2,250 s. f. @ \$	11.50	\$ 25,875
		25,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-4 @ \$85	= \$340		340 x 80
			27,200

LAND	\$ 10,000
IMPROVEMENTS	15,500
MARKET VALUE OF PROPERTY	\$ 25,500





ELLIS STREET







## APPRAISAL

-2-29

OWNER: Roberto V. Vallanca et ux  
PROPERTY ADDRESS: 1310 DivisaderoPARCEL NO. 1100-21  
DATE ACQ: 12-12-49

OWNER'S ADDRESS: 1310 Divisadero

IRS: \$5.50  
N.S.

ZONING: C-2

PRESENT USE: as office and  
residence

BEST USE: Present

ASSESSED VALUE: Land \$ 1,440.00  
Imps. 300.00  
\$ 1,740.00

TAXES: \$ 144.60

LAND: DIMENSION 25 x 90 = 2,250

s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 —

A 1 st. fr. 7 rm. hse. being used as a combination doctor's office and residence.

SUMMATION APPROACH: Rounded to

Land	2,250 s.f. @ \$4.88+	\$ 11,000
Improvements	1,510 s.f. @ 2.00	3,020
		14,020
		\$14,000

MARKET COMPARISON:Sales Most Comparable No good comps. See 677-41; 677-33  
2,250 s.f. @ \$ 6.00 \$

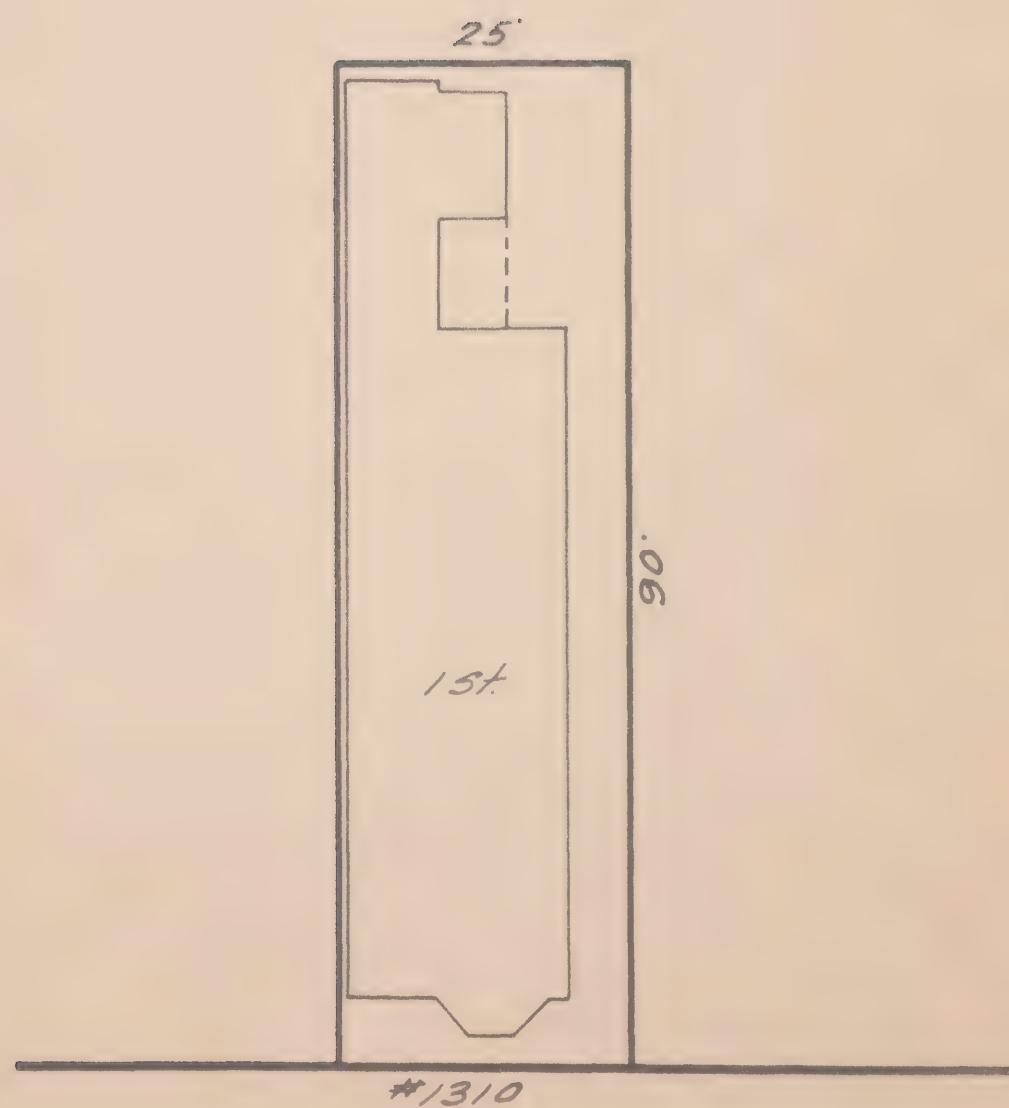
13,500

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 11,000
IMPROVEMENTS	3,000
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 14,000</b>





DIVISADERO

STREET







## APPRaisal

26-19

OWNER: Dorothy Block et ux  
PROPERTY ADDRESS: 1332 DivisaderoPARCEL NO. 1100-22  
DATE ACQ: 1-13-59

OWNER'S ADDRESS: 232 Anzavista

IRS: \$14.30

Conv. flats  
3 apts., 5  
housekeeping rms.

CONSID: \$13,000 Ind.

ZONING: C-2

PRESENT USE: 3 apts., 5

BEST USE: Present

ASSESSED VALUE: Land \$ 1,440.00

Imps. 1,100.00

\$ 2,540.00

TAXES: \$ 211.08

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Poor Effective Age 55 ±  
 1) A 2½ st. fr. converted flats, now 2-2 rm. apts. 1-3 rm. apt. and  
 5 housekeeping rms. Bldg. contains 6 kitchens, 3 baths.  
 2) Rear bldg. - a 1 st. fr. rustic 4 rm. hse. w/ stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.88+	\$ 11,000
Improvements	2,451 s.f. @ 3.25	\$7,966
Rear bldg.	622 s.f. @ 3.00	1,866
Basement	622 s.f. @ 1.00	<u>622</u>
		10,454
		<u>21,454</u>
		\$21,500

MARKET COMPARISON:

Sales Most Comparable No good comps. See 1100-25; 1126-29  
 2,250 s.f. @ \$ 9.00 \$ 20,250

20,300

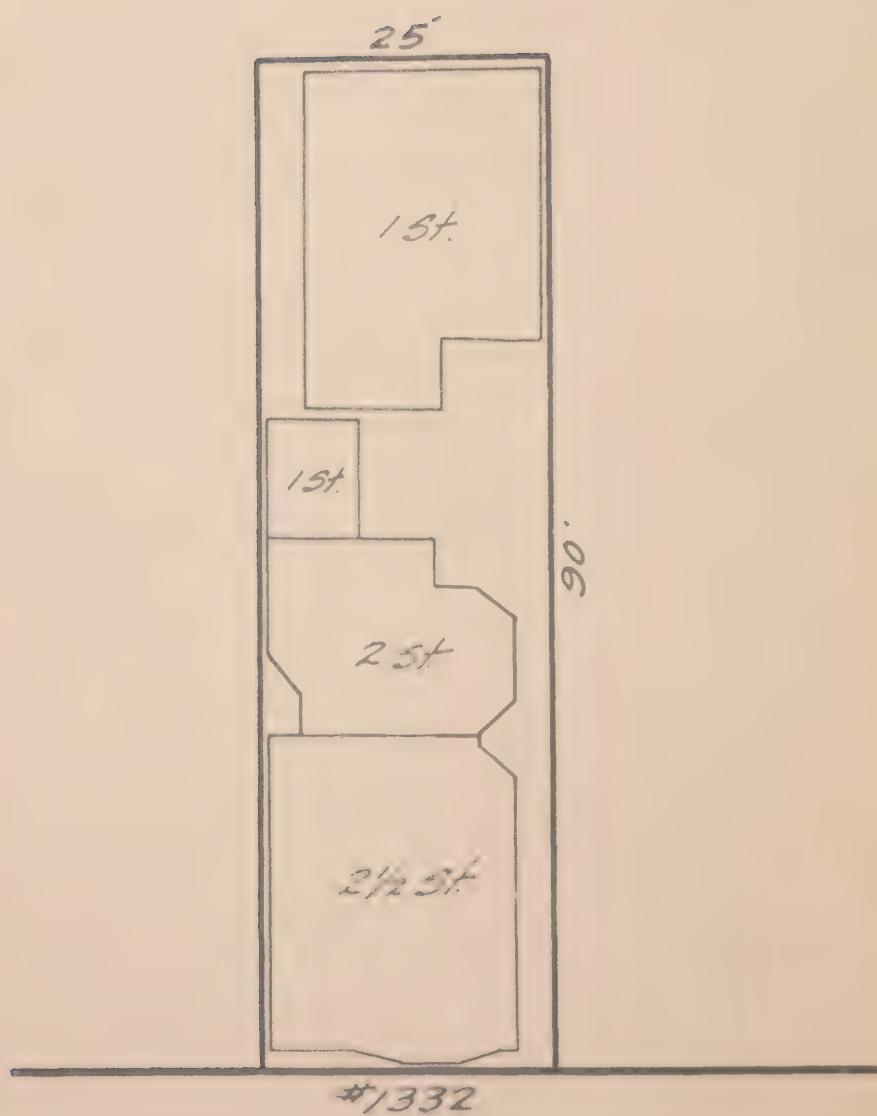
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2-2's	@ \$33	2 @ \$35	70
1-3	@ \$55	1 @ 60	60
5 rms. ave.	\$31.50	5 @ 20	100
Rear 1-4	\$65	1 @ 65	<u>65</u>
		295 x 80	23,600

LAND	\$ 11,000
IMPROVEMENTS	<u>10,500</u>

MARKET VALUE OF PROPERTY	\$ 21,500
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DIVISADERO STREET







## APPRaisal

26-18

OWNER: Coleman Hirsch et ux  
PROPERTY ADDRESS: 1340 DivisaderoPARCEL NO. 1100-23  
DATE ACQ. 10-17-52

OWNER'S ADDRESS: 1340 Divisadero

IRS: -  
CONSID: N.S.  
BEST USE: PresentZONING: C-2 PRESENT USE: 2 flats, studio  
apt., storeASSESSED VALUE: Land \$ 1,440.00  
Impe. 2,750.00  
\$ 4,190.00

TAXES: \$ 348.18

LAND: DIMENSION 25 x 90 = 2,250 s.f.

IMPROVEMENTS: Condition Good Effective Age 35 ±

A 3 st. fr. stucco 2-5 rm. flat, 1-2 rm. studio apt. and a store on the ground level.

SUMMATION APPROACH:			Rounded to
Land	2,250 s.f. @ \$4.88+	\$ 11,000	
Improvements	3,979 s.f. @ 5.00	19,895	
		30,895	\$30,900

## MARKET COMPARISON:

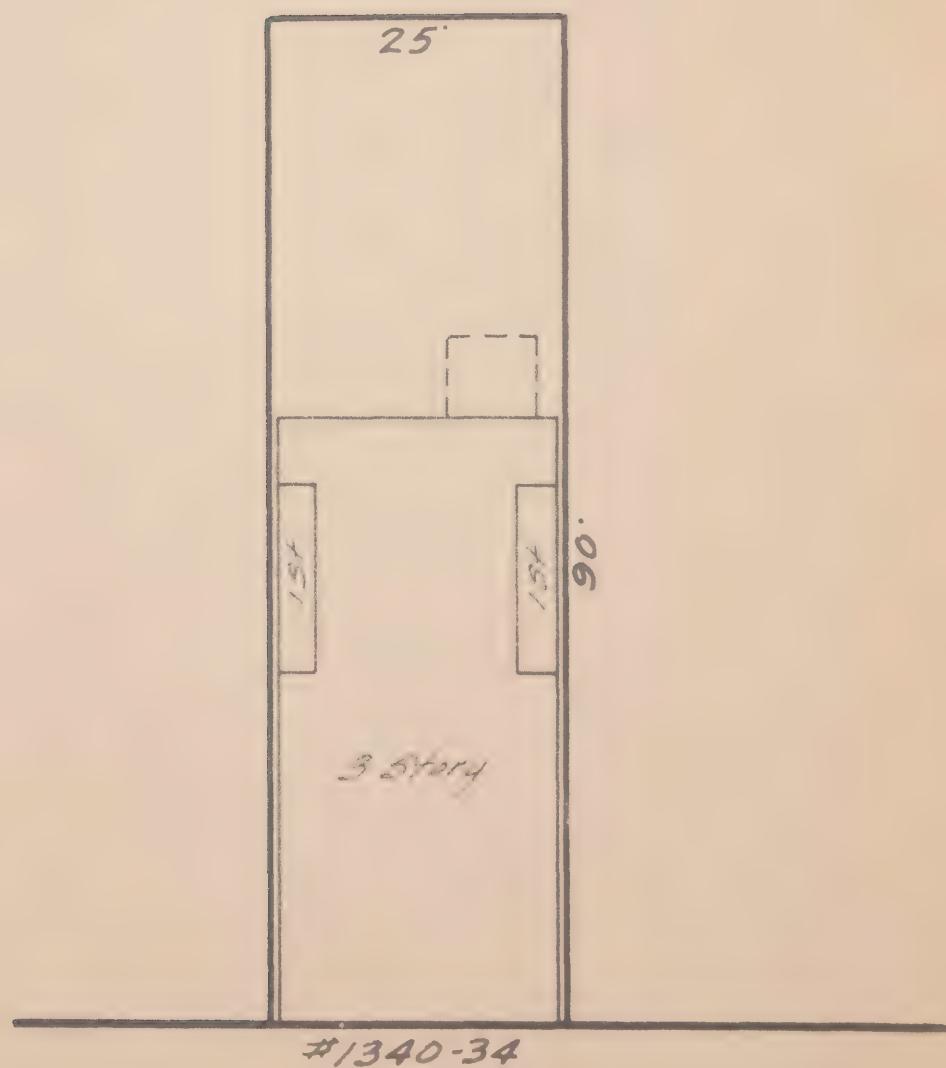
Sales Most Comparable	666-12		
2,250 s.f. @ \$	13.00	\$ 29,250	29,300

## INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store (L)	60	75	
1-2 rm. studio apt.	50	50	
1-5 Owner		85	
1-5	60	85	
		295 x 100	29,500

LAND	\$ 11,000
IMPROVEMENTS	19,500
MARKET VALUE OF PROPERTY \$ 30,500	





DIVISADERO STREET







## APPRaisal

26-9

OWNER: Pauline F. Rosenbaum  
PROPERTY ADDRESS: 1346 DivisaderoPARCEL NO. 1100-24  
DATE ACQ: 10-8-57

OWNER'S ADDRESS: 330 Arguello Blvd. #2

IRS: -

ZONING: C-2

PRESENT USE: 2 stores and  
1 flatCONSID: N.S.  
BEST USE: PresentASSESSED VALUE: Land \$ 1,440.00  
Imps. 2,300.00  
\$ 3,740.00

TAXES: \$ 310.80

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 2 st. fr. 5 rm. flat above and 2 stores and 1 sleeping rm. below.  
The bldg. contains 2 kitchens and 1½ baths.SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.88+	\$ 11,000
Improvements	3,130 s.f. @ 3.25	10,173
		<u>21,173</u>
		\$21,200

MARKET COMPARISON:

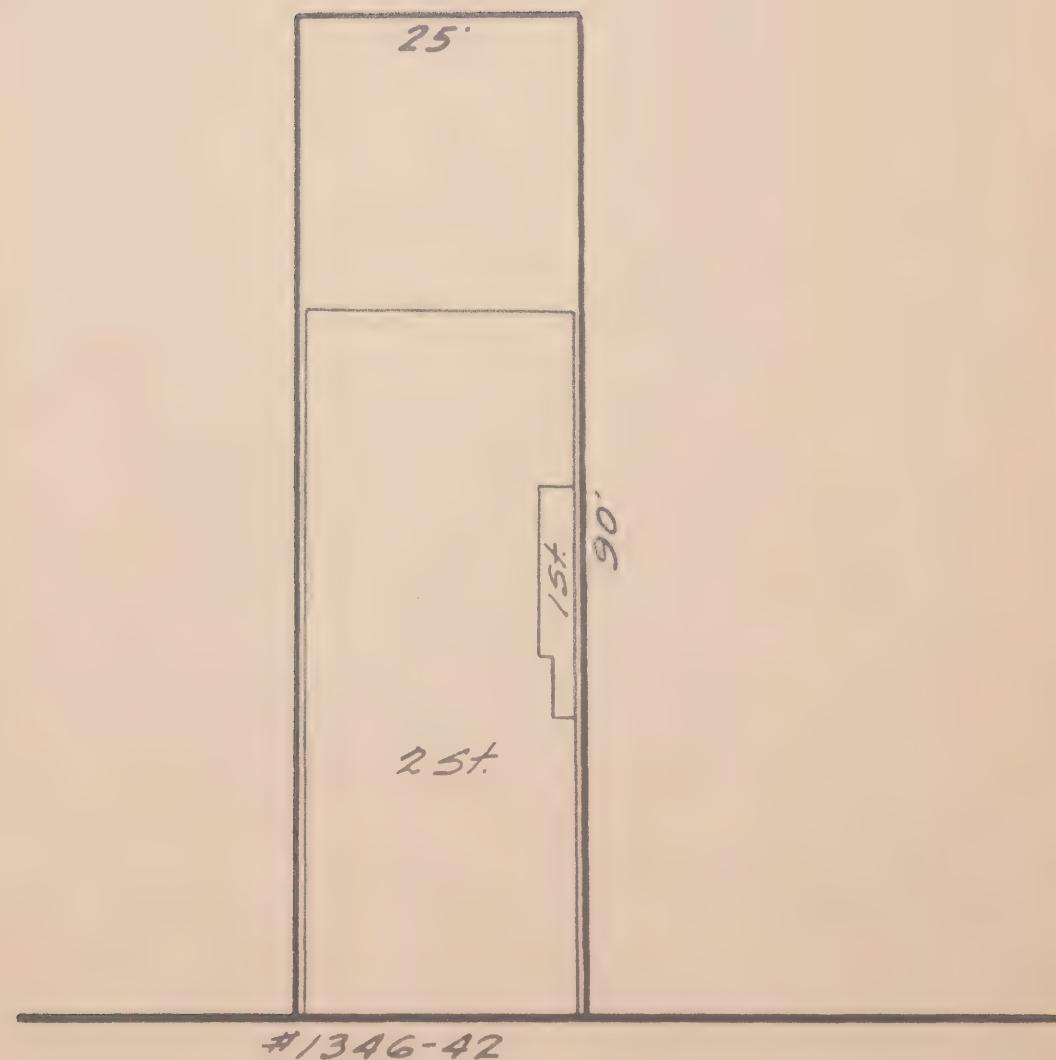
Sales Most Comparable	663-25; 654-3	
	2,250 s.f. @ \$ 9.00	\$ 20,250
		20,300

INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
#1 store plus rm.	65	75	
#2 store	Vacant	65	
5 rm. flat	Not avail.	80	
		<u>220 x 90</u>	19,800

LAND IMPROVEMENTS	\$ 11,000
	<u>10,000</u>
MARKET VALUE OF PROPERTY	\$ 21,000





DIVISADERO STREET







## APPRaisal

26-8

OWNER: Charles Boylan et ux  
PROPERTY ADDRESS: 1350 DIVISADEROPARCEL NO. 1100-25  
DATE ACQ. 10-15-59

OWNER'S ADDRESS: 250 Bysbee

IRS: \$17.60  
CONSID: \$16,000  
BEST USE: Present

ZONING: C-2 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 1,240.00  
Imps. 700.00  
\$ 1,940.00

TAXES: \$ 161.22

LAND: DIMENSION 25.09 x 63.94 = 1,604 s. f.

IMPROVEMENTS: Condition Fair Effective Age 55 ±

A 2 st. fr. 2 flat bldg. with bsmt. stg. area. Inside inspection was refused.

SUMMATION APPROACH:

Rounded to

Land	1,604 s.f. @ \$4.99+	\$ 8,000
Improvements	2,568 s.f. @ 3.50	\$ 8,988
Basement	1,260 s.f.	<u>1,000</u>
		9,988
		\$ 17,988
		\$18,000

MARKET COMPARISON:

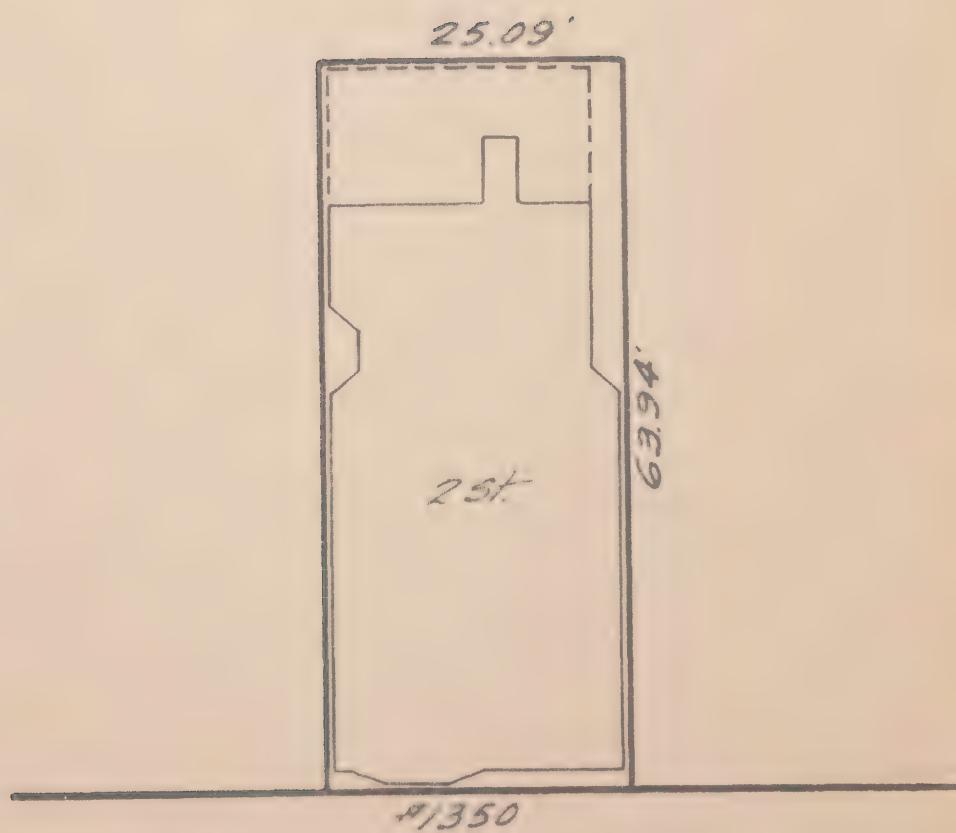
Sales Most Comparable	1100-25; 750-18; 1126-25
1,604 s.f. @ \$ 11.00	\$ 17,644
	17,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
1-6	\$ 100	\$ 90	
1-5	100	90	
		180 x 95	17,100

LAND	\$ 8,000
IMPROVEMENTS	<u>9,500</u>
MARKET VALUE OF PROPERTY	\$ 17,500





DIVISADERO

STREET







## APPRAISAL

26-7

OWNER: John Merlo et ux  
PROPERTY ADDRESS: 1358 DivisaderoPARCEL NO. 1100-26  
DATE ACQ: 10-29-52

OWNER'S ADDRESS: 1358 Divisadero

IRS: \$13.20  
CONSID: N.S.

ZONING: C-2

PRESENT USE: Gar. and Off. BEST USE: Present

ASSESSED VALUE: Land \$ 1,640.00  
Impe. 700.00  
\$ 2,340.00

TAXES: \$ 194.46

LAND: DIMENSION Irregular = 2,895

s. f.

IMPROVEMENTS: Condition Good

Effective Age 30 ±

A 2 st. stucco and conc. block gar. and warehouse with w.c. below,  
3 office rooms above with 1 kitchen and  $\frac{1}{2}$  bath.SUMMATION APPROACH:

Rounded to

Land 2,895 s.f. @ \$4.84+ \$ 14,000  
Improvements 4,800 s.f. @ 1.50 7,200  
\$ 21,200 \$21,200MARKET COMPARISON:Sales Most Comparable Not good comps. See 677-7; 1127-20  
2,895 s.f. @ \$ 7.50 \$ 21,713

21,700

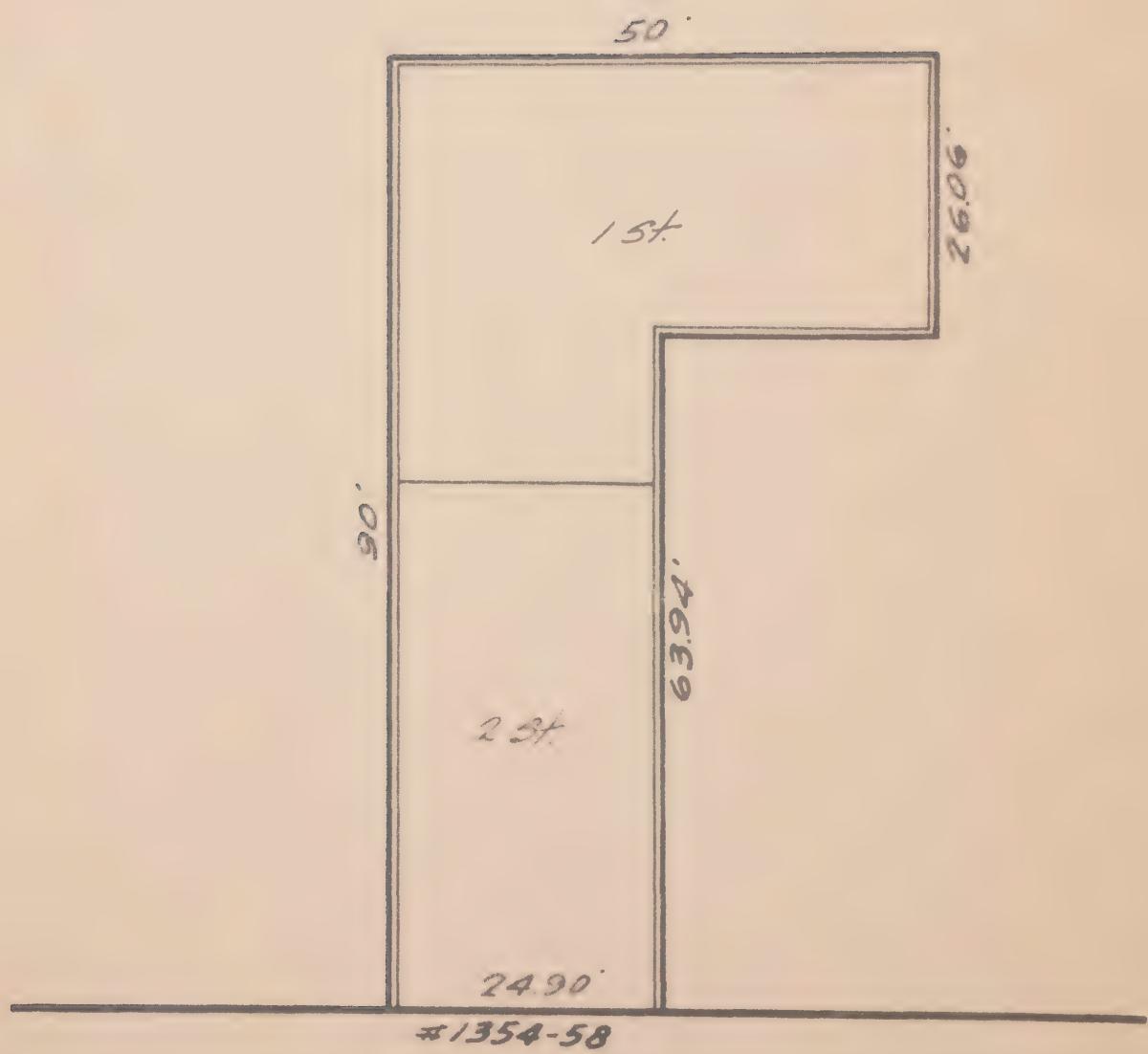
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Entire bldg. Owner	\$	\$	\$ 250 x 85 = 21,250 21,300

LAND  
IMPROVEMENTS \$ 14,000  
7,000

MARKET VALUE OF PROPERTY \$ 21,000





DIVISADERO STREET







## APPRaisal

26-6

OWNER: Mae Goldberg et al  
PROPERTY ADDRESS: 1364 Del IsaderoPARCEL NO. 1100-27  
DATE ACQ: 10-16-61

OWNER'S ADDRESS: Umbsen Co., 58 Sutter St.

IRS: -

ZONING: C-2

PRESENT USE: Flat &amp; store

CONSID: Not a sale  
BEST USE: PresentASSESSED VALUE: Land \$ 2,220.00  
Imps. 2,800.00  
\$ 5,020.00

TAXES: \$ 417.16

LAND DIMENSION 25 x 90 = 2,250

IMPROVEMENTS: Condition Fair-to-poor Effective Age 50 ±  
1) A 2 st. fr. stucco 1-6 rm. flat above and 2 rm. store below.  
2) A 2 st. fr. stucco 1-4 rm. flat above and ground flr. stg. area.SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$5.33+	\$ 12,000
Improvements	2,457 s.f. @ 3.50+	\$ 8,600
	1,192 s.f. @ 2.00	<u>2,384</u>
		10,984
		<u>22,984</u>
		\$23,000

MARKET COMPARISON:

Sales Most Comparable	756-10; 781-24	
	2,250 s.f. @ \$ 10.00	\$
		22,500

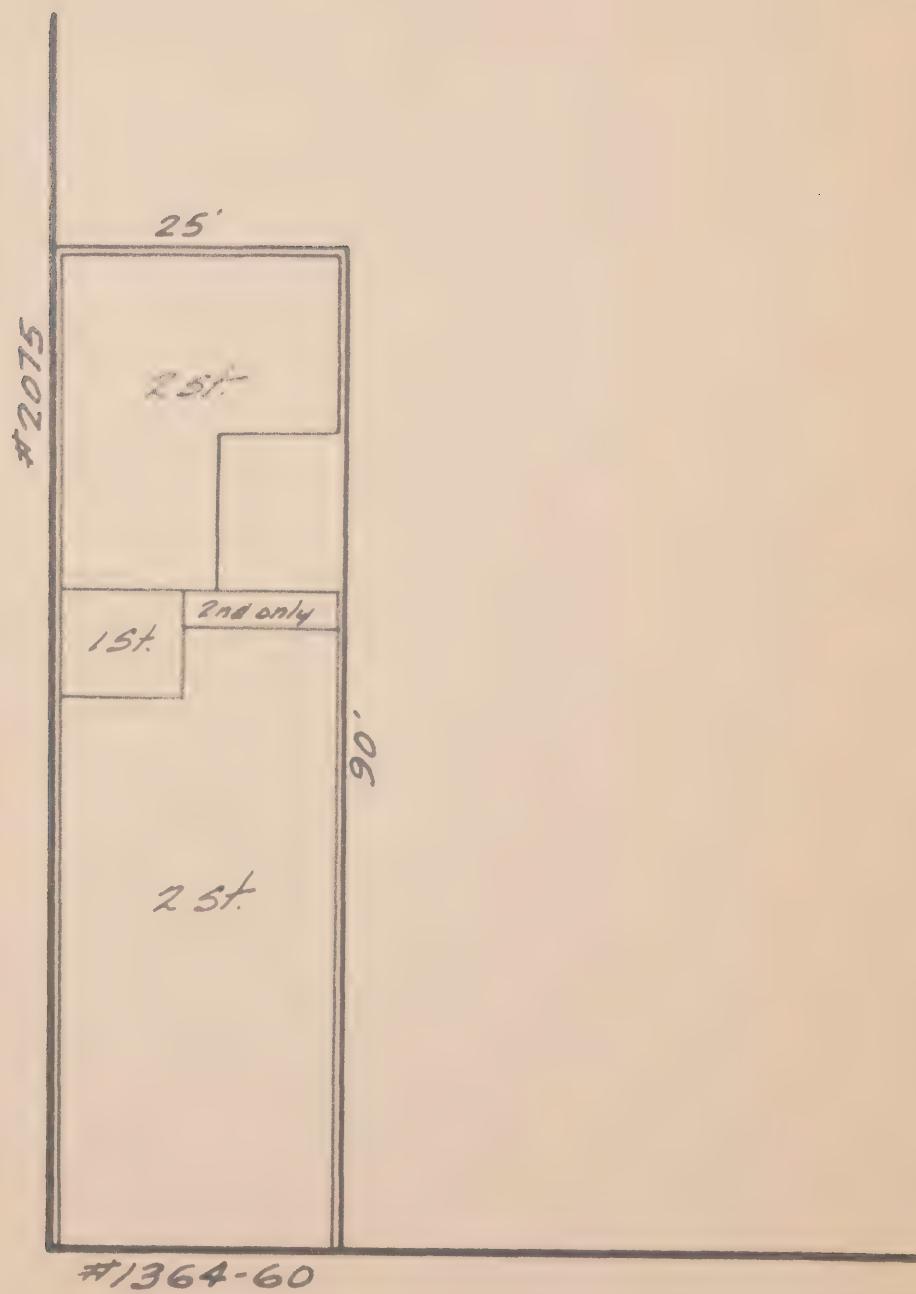
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2- rm. bar	125	125	
1-6 rm. flat	48	75	
1-4 rm. flat	65	65	
plus stg.			265 x 85 =
			22,525
			22,500

LAND	\$ 12,000
IMPROVEMENTS	<u>10,500</u>
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 22,500</b>



O'FARRELL STREET



DIVISADERO STREET







## APPRaisal

365

OWNER: James E. Lee et ux  
PROPERTY ADDRESS: 2069 O'FarrellPARCEL NO. 1100-28  
DATE ACQ: 11-13-56

OWNER'S ADDRESS: 2069 O'Farrell

IRS: \$10,45

ZONING: R-3 PRESENT USE: 3 flats

CONSID: N.S.

BEST USE: Present

ASSESSED VALUE: Land \$ 1,220.00  
Impr. 2,850.00  
\$ 4,070.00

TAXES: \$ 259.28

LAND: DIMENSION 30 x 75 = 2,250

IMPROVEMENTS: Condition Fair Effective Age 50  
A 3 st. fr. 2-5 rm., 1-6 rm. flat with bsmt. gar. and stg. area.  
Also, a fr. shed.SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements	4,835 s.f. @ 3.50	\$16,923
Basement	1,505 s.f. @ 1.00	<u>1,505</u>
		18,428
		<u>28,428</u>
		\$28,400

MARKET COMPARISON:Sales Most Comparable 730-12; 1126-29  
2,250 s.f. @ \$ 12.00

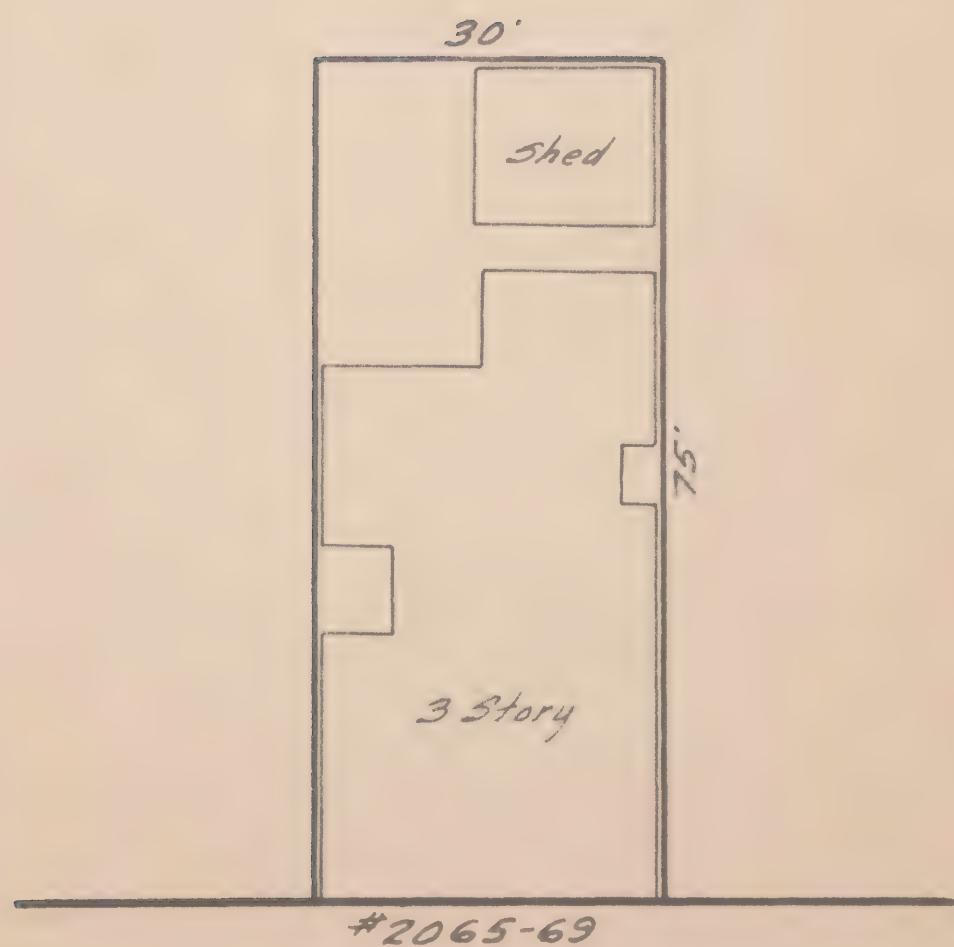
\$ 27,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$		\$	\$
2-5 @ \$110	\$220		220
1-6	Owner		115
			<u>335</u> x 80
			26,800

LAND	\$ 10,000
IMPROVEMENTS	\$ 17,500
MARKET VALUE OF PROPERTY \$ 27,500	





O'FARRELL

STREET







## APPRaisal

26-4

OWNER: S. V. Wilson  
 PROPERTY ADDRESS: 49-59 Beideman Place

OWNER'S ADDRESS: 753 Maddux Dr., Colma

ZONING: R-3 PRESENT USE: 6 flats and Vacant lot

ASSESSED VALUE: Land \$ 2,040.00  
 Imps. 3,730.00  
 \$ 5,770.00

PARCEL NO. 1100-29, -30  
 DATE ACQ: 4-2-58

IRS: -  
 CONSID: N.S.  
 BEST USE: Present plus another R-3

TAXES: \$ 479.48

LAND: DIMENSION 60 x 75 = 4,500 s. f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±

A 3 st. fr. stucco 6-4 rm. flat with bsmt. stg. area.

SUMMATION APPROACH: Rounded to

Land	4,500 s.f. @ \$5.00	\$ 22,500
Improvements	4,434 s.f. @ 4.60	\$20,396
	1,450 s.f. @ 1.25	<u>1,813</u>
		22,209
		<u>44,709</u>
		\$44,700

MARKET COMPARISON: For land 771-1; 770-3; 1101-22

Sales Most Comparable For 6 flats 729-9; 1126-30

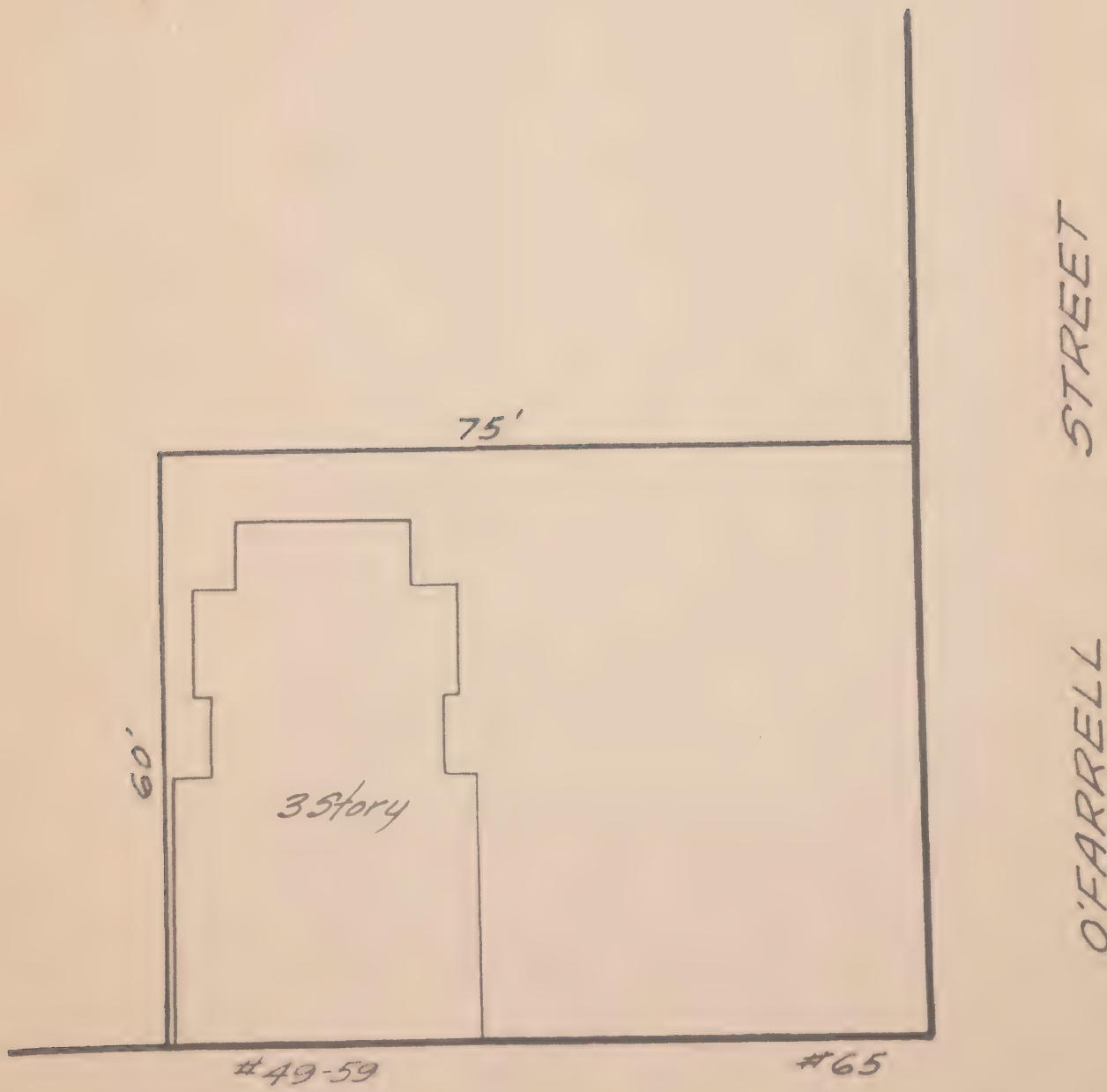
Pcl. 29 Vacant	2,580+ s.f. @ \$5.00	\$ 12,900
Pcl. 30 Improv.	1,920 s.f. @ 16.50	<u>31,680</u>
		44,580

INCOME APPROACH:

For improved portion - Parcel 30			
Units	Actual	Fair	Total Monthly
6-4's @ \$40	\$240	6 @ \$60	\$ 360 x 90
			32,400
			Add Pcl. 29
			<u>12,900</u>
			45,300

LAND	\$ 22,500
IMPROVEMENTS	<u>22,000</u>
MARKET VALUE OF PROPERTY \$ 44,500	





BEIDEMAN PLACE







## APPRaisal

26-10

OWNER: Henry A. Caballero  
PROPERTY ADDRESS: 45 BeidemanPARCEL NO. 1100-31  
DATE ACQ: 2-17-54

OWNER'S ADDRESS: 45 Beideman

IRS: \$4.40  
CONSID: N.S.

ZONING: R-3

PRESENT USE: Single family BEST USE: R-3  
residenceASSESSED VALUE: Land \$ 840.00  
Imps. 250.00  
\$ 1,090.00

TAXES: \$ 90.58

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 +

A 1 st. fr. 4 rm. hse. with gar. and stg. below.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements	977 s.f. @ 2.00	\$1,954
Basement	977 s.f.	500
		2,454
		12,454
		\$12,500

MARKET COMPARISON:

Sales Most Comparable	677-36	
2,250	s.f. @ \$ 5.50	\$ 12,375
		12,400

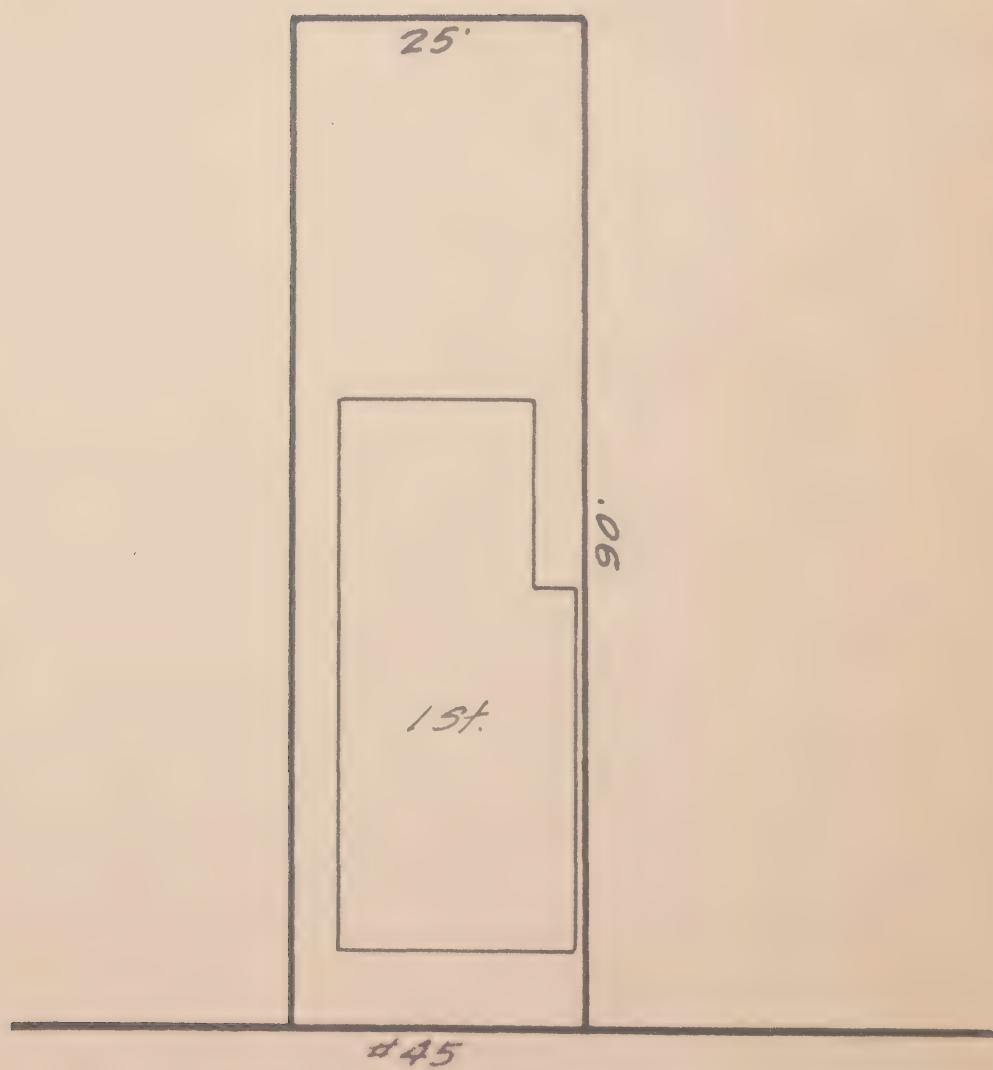
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	2,500

MARKET VALUE OF PROPERTY \$ 12,500	
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BEIDEMAN PLACE







## APPRaisal

26-17

OWNER: Frank Roller et ux  
PROPERTY ADDRESS: 37 BeidemanPARCEL NO. 1100-32  
DATE ACQ: 2-16-62

OWNER'S ADDRESS: Rt. 1, Box 50, Ojai, Calif.

IRS: -

ZONING: R-3

PRESENT USE: 2 houses

CONSID: No sale  
BEST USE: PresentASSESSED VALUE: Land \$ 840.00  
Imps. 500.00  
\$ 1,340.00

TAXES: \$ 111.37

LAND: DIMENSION 25 x 90 = 2,250

s.f.

IMPROVEMENTS: Condition Poor Effective Age 55 ±

Front bldg. - A 1 st. fr. 5 rm. hse. with bsmt. gar. and stg.  
Rear bldg. - A 2 st. fr. 4 rm. hse. with bsmt. stg.SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements (1)	977 s.f. @ 2.00	\$1,954
Basement	977 s.f. 500	
(2)	900 s.f. @ 2.00 1,800	
Basement	900 s.f. 500	

$$\frac{4,754}{14,754}$$

\$14,800

MARKET COMPARISON:

Sales Most Comparable 1100-33

2,250 s.f. @ \$ 6.50

\$ 14,625

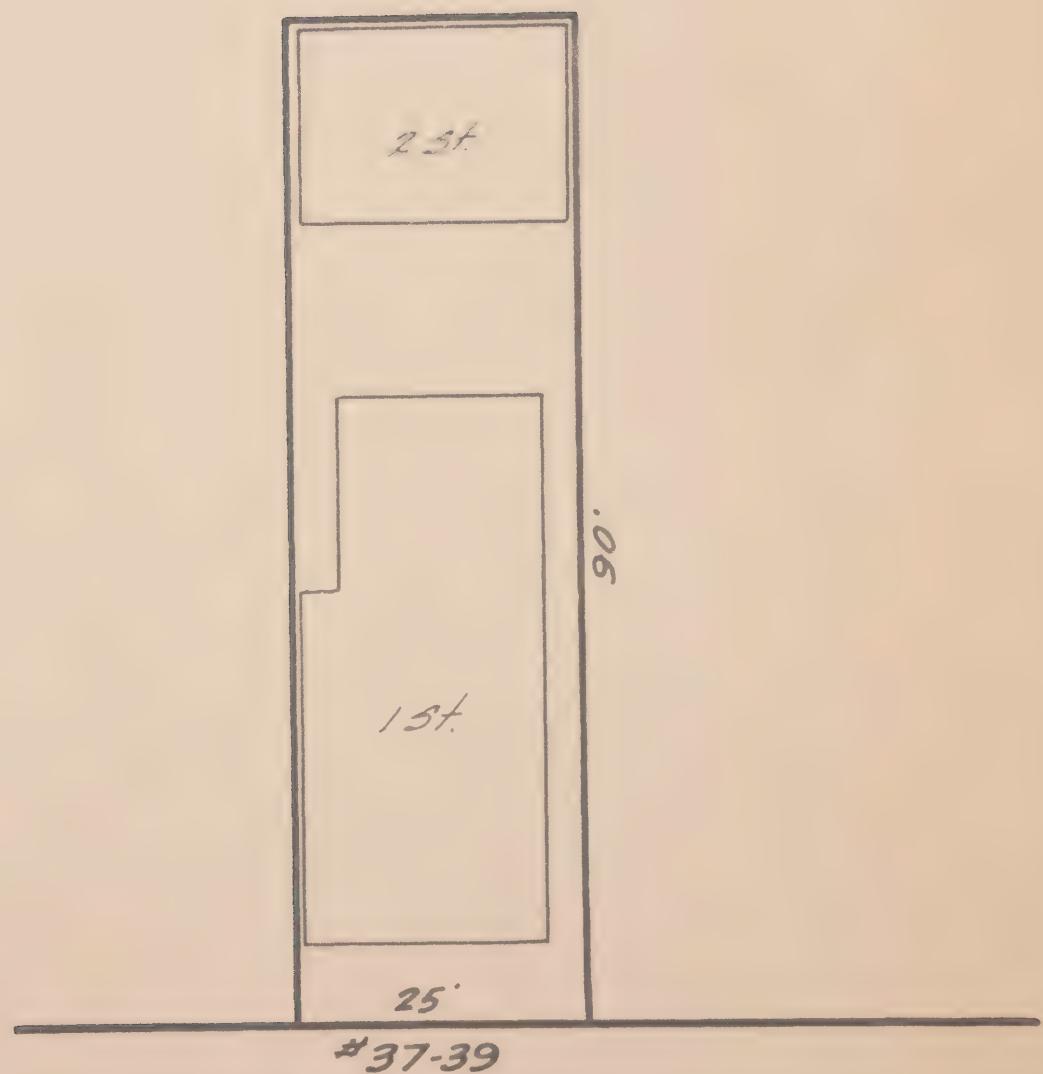
14,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Front bldg.			
1-5	\$57.50	80	
Gar. & stg.	9.00	9	
Rear Bldg.			
1-4	65.00	75	
		$\frac{75}{164} \times 90 =$	
		14,760	14,800

LAND	\$ 10,000
IMPROVEMENTS	4,500
MARKET VALUE OF PROPERTY \$ 14,500	





BEIDEMAN PLACE







## APPRAISAL

26-23

OWNER: Hugh Wallace et ux  
PROPERTY ADDRESS: 25 BeidemanPARCEL NO. 1100-34  
DATE ACQ: 2-23-50

OWNER'S ADDRESS: 25 Beideman

IRS: \$9.90  
CONSID: N.S.  
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flats and cottage

ASSESSED VALUE: Land \$ 840.00  
Impe. 800.00  
\$ 1,640.00

TAXES: \$ 136.28

LAND DIMENSION 25 x 90 = 2,250

IMPROVEMENTS: Condition Poor Effective Age 50

Front bldg. - a 2 st. fr. 1-5, 1-4 rm. flat.  
Rear bldg. - a 1 st. fr. 3 rm. cottage.  
Also, a fr. shed - 30 s.f.SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements #1	2,043 s.f. @ \$2.25	\$4,597
#2	344 s.f. @ 2.50	860
Shed - no value		
		5,457
		15,457
		\$15,500

MARKET COMPARISON:

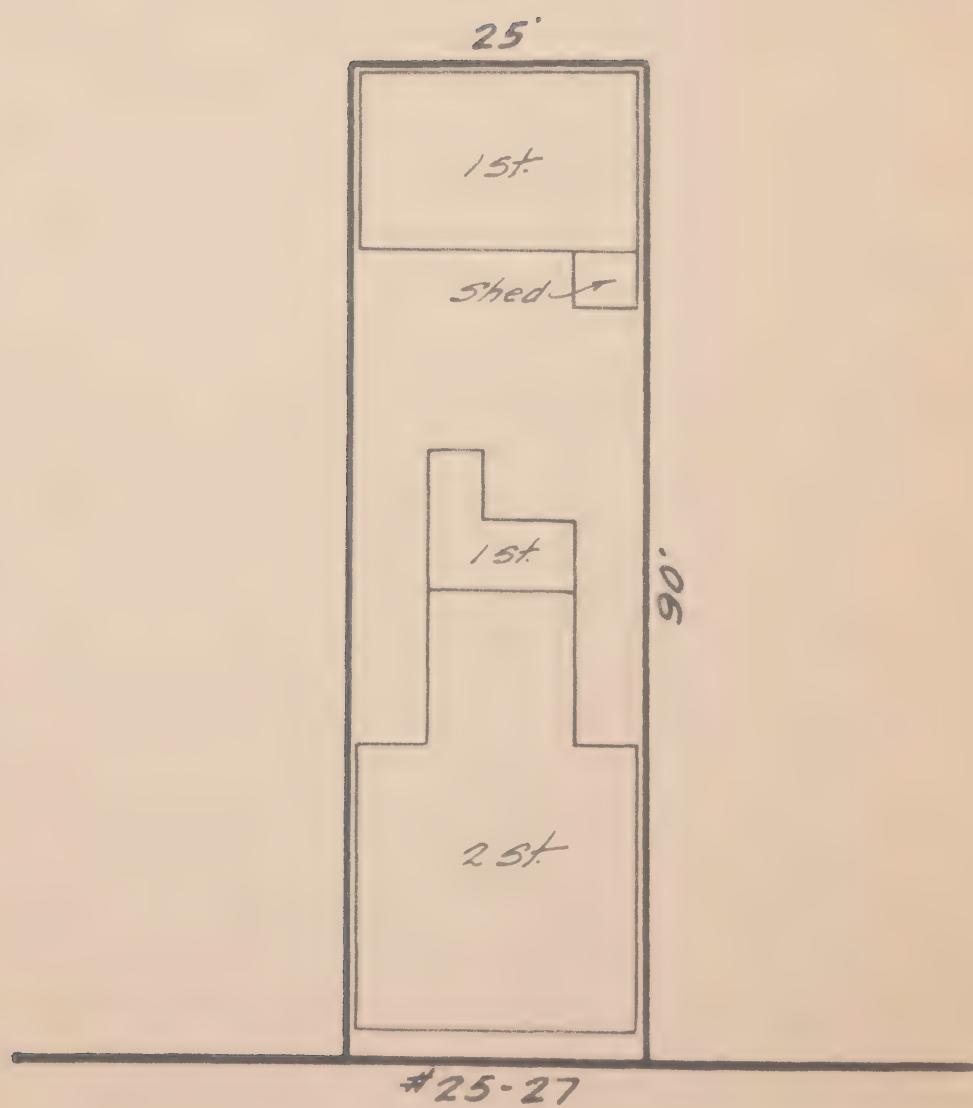
Sales Most Comparable 1100-33		
2,250 s.f. @ \$ 7.00	\$ 15,750	15,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
		\$	\$
Front bldg.			
1-5	65	70	
1-4	Owner	60	
Rear bldg.			
1-3	45	50	180 x 80
			14,400

LAND	\$ 10,000
IMPROVEMENTS	5,500
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 15,500</b>





BEIDEMAN PLACE







## APPRAISAL

26-30

OWNER: George Pollard et ux  
PROPERTY ADDRESS: 31 BeidemanPARCEL NO. 1100-33  
DATE ACQ: 7-13-60OWNER'S ADDRESS: 1354 St. Francis Way, San Carlos IRS: \$1.10  
ZONING: R-3 PRESENT USE: 2 flats and CONSID: \$13,950  
cottage BEST USE: PresentASSESSED VALUE: Land \$ 840.00  
Imps. 800.00  
\$ 1,640.00

TAXES: \$ 136.28

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Poor Effective Age 50 ±

Front bldg. - A 2 st. fr. 2-5 rm. flat with bsmt. gar. and stg. area.  
Rear bldg. - A 1 st. fr. 2 rm. cottage.SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements #1	2,103 s.f. @ 2.50	\$5,258
Basement	1,114 s.f.	1,000
#2	449 s.f. @ 2.50	<u>1,123</u>
		7,381
		<u>17,381</u>
		\$17,400

MARKET COMPARISON:

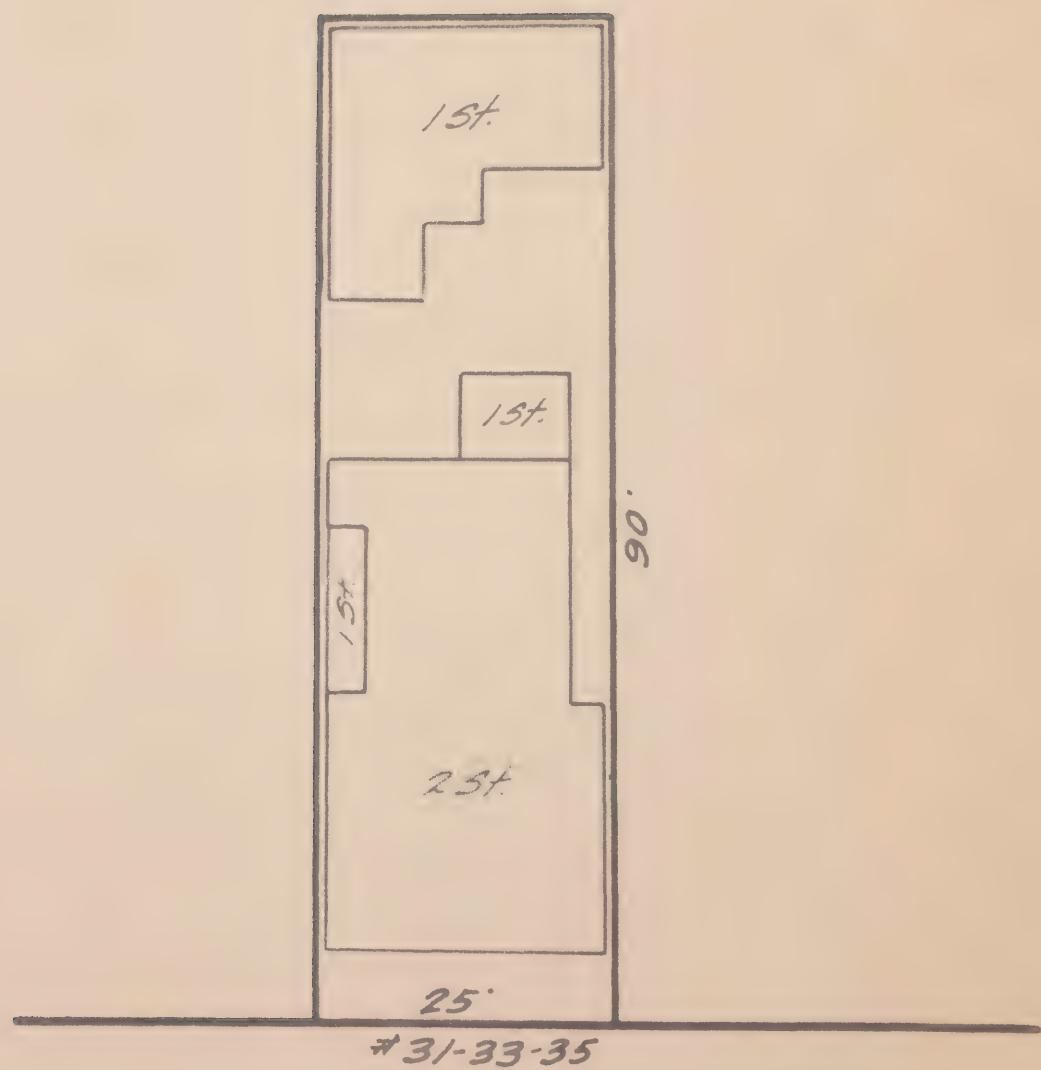
Sales Most Comparable	1100-33	
2,250 s.f. @ \$	7.50	\$ 16,875
		16,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Front bldg.			
2-5 @ \$85	\$170	2 @ \$85	170
Rear bldg.			
1-2 @ \$50	50	1 @ 50	50
			220 x 80
			17,600

LAND	\$ 10,000
IMPROVEMENTS	<u>7,000</u>
MARKET VALUE OF PROPERTY	\$ 17,000





BEIDEMAN PLACE











## APPRAISAL

26-24

OWNER: Hilda Esteban  
 PROPERTY ADDRESS: 19 Beideman

PARCEL NO. 1100-35  
 DATE ACQ: 12-22-60

OWNER'S ADDRESS: 19 Beideman

IRS: -  
 CONSID: Estate Tsfr.  
 BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flats  
 1 hskpg. rm.

ASSESSED VALUE: Land \$ 840.00  
 Imps. 800.00  
 \$ 1,640.00

TAXES: \$ 136.28

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Fair Effective Age 40

A 2 st. fr. stucco residence of 9 rms. Also, a shed.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000
Improvements	1,032 s.f. @ 5.50	\$ 5,676
	Shed 49 s.f.	50
		5,726
		15,726
		\$15,700

MARKET COMPARISON:

Sales Most Comparable	750-18; 1100-25	
2,250	s. f. @ \$ 7.00	\$ 15,750
		15,800

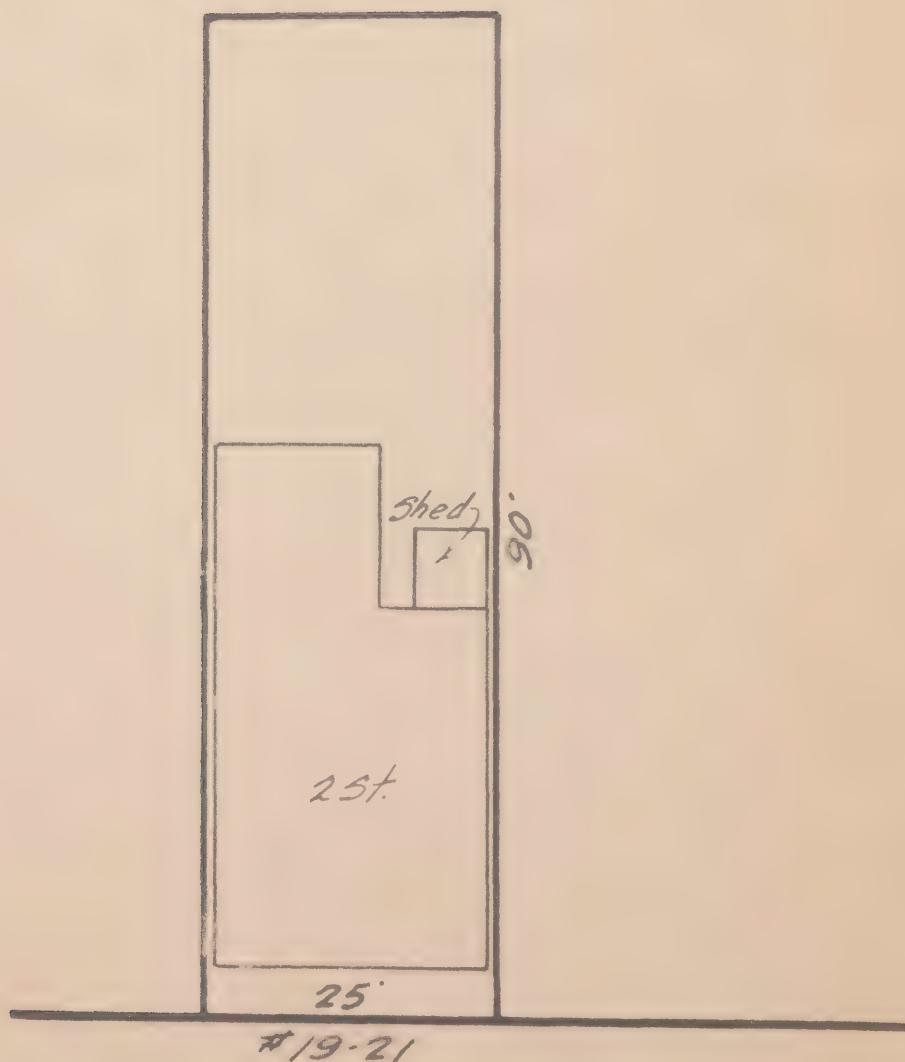
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	6,000

MARKET VALUE OF PROPERTY	\$ 16,000
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BEIDEMAN PLACE







## APPRAISAL

26-16

OWNER: Rudolph Silverberg et ux  
PROPERTY ADDRESS: Vacant - ReidemanPARCEL NO. 1100-36  
DATE ACQ. 8-21-52

OWNER'S ADDRESS: 1122 Oak

IRS: \$13.20  
CONSID: N.S.  
BEST USE: R-3

ZONING: R-3 PRESENT USE: Vacant Lot

ASSESSED VALUE: Land \$ 3,360.00

Imps.

\$ 3,360.00

TAXES: \$ 279.22

LAND: DIMENSION 90 x 100 = 9,000

s. f.

IMPROVEMENTS: Condition -

Effective Age -

±

Vacant Land

SUMMATION APPROACH: Not applicable

Rounded to

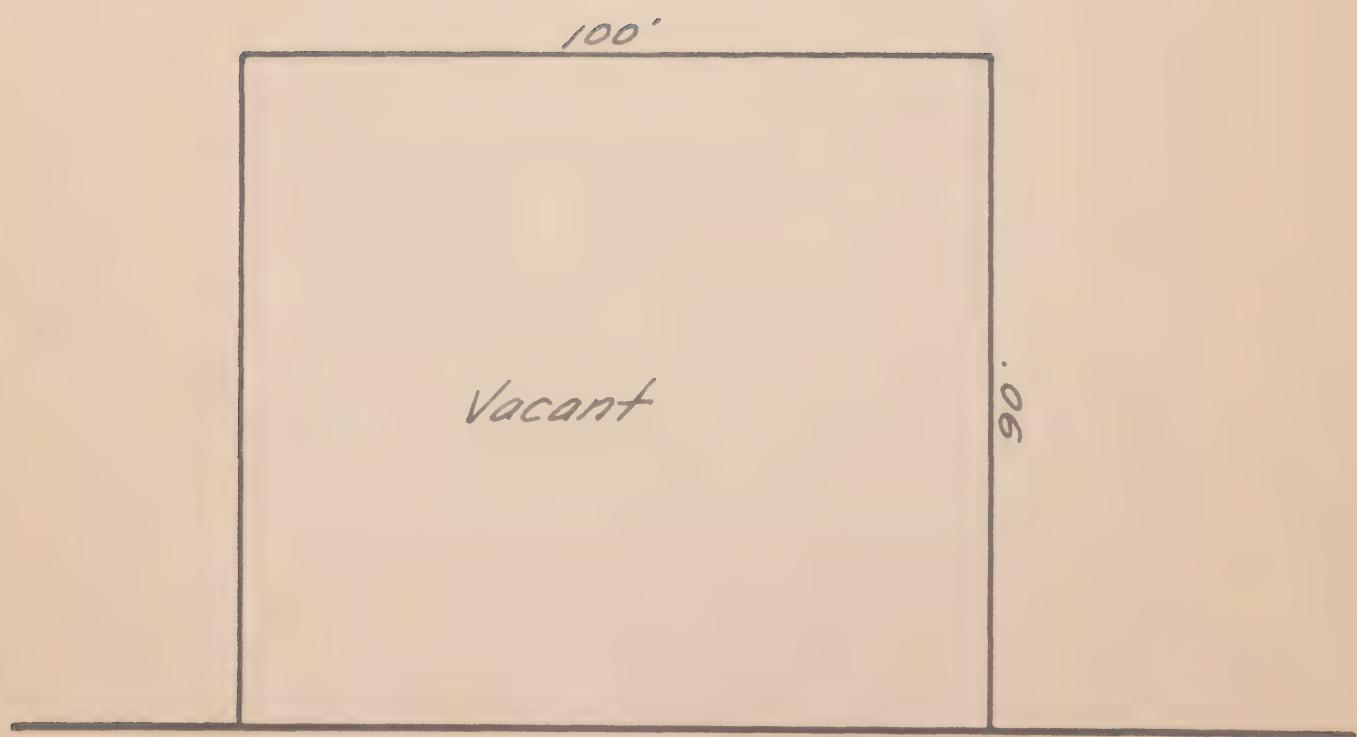
Land \$  
ImprovementsMARKET COMPARISON:Sales Most Comparable 1101-22; 771-1; 770-3  
9,000 \$ 4.44+ \$ \$ 40,000INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND  
IMPROVEMENTS \$ 40,000

MARKET VALUE OF PROPERTY \$ 40,000











## APPRaisal

26-11

OWNER: Mary E. Johnson  
 PROPERTY ADDRESS: 44-54 Beideman

PARCEL NO. 1100-40  
 DATE ACQ: 4-16-43

OWNER'S ADDRESS: 1327 Scott St.

IRS: \$20.90  
CONSID: N.S.

ZONING: R-3 PRESENT USE: 6 flats

BEST USE: Present

ASSESSED VALUE: Land	\$ 1,110.00
Imps.	3,100.00
	<hr/>
	\$ 4,210.00

TAXES: \$ 345.86

LAND: DIMENSION 33 x 90 = 2,970 s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

A 3 st. fr. 6-4 rm. flat.

SUMMATION APPROACH:

Rounded to

Land	2,970 s.f. @ \$4.38+	\$ 13,000
Improvements	5,687 s.f. @ 4.50	<hr/>
		25,592
		<hr/>
		\$38,592
		\$38,600

MARKET COMPARISON:

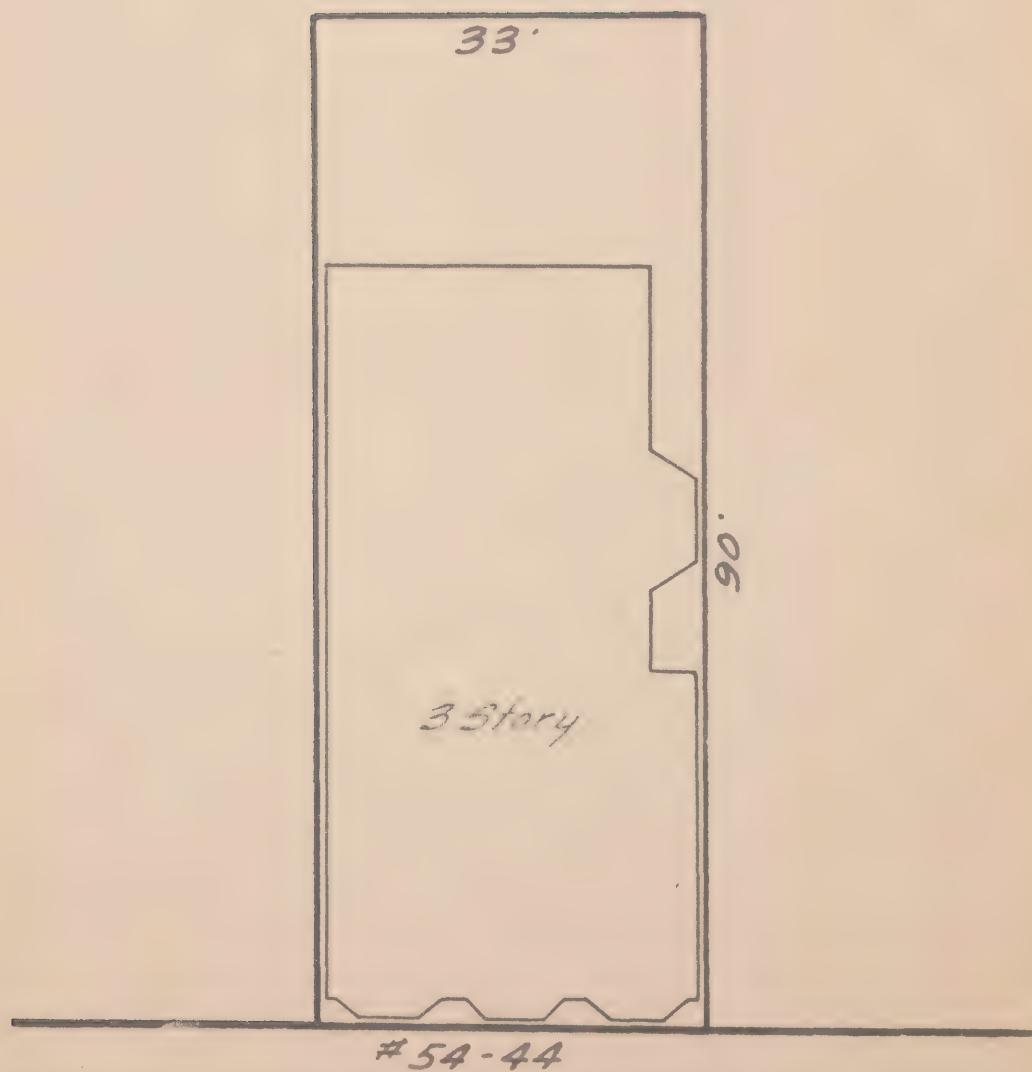
Sales Most Comparable	729-9		
2,970 s.f. @ \$12.50		\$ 37,125	37,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
6-4 @ \$67.50	\$405	6 @ \$70	420 x 90
			37,800

LAND IMPROVEMENTS	\$ 13,000
	<hr/>
	24,500
MARKET VALUE OF PROPERTY	\$ 37,500





BEIDEMAN PLACE







## APPRaisal

26-3

OWNER: Agnes Pritchard  
PROPERTY ADDRESS: 2049 O'FarrellPARCEL NO. 1100-41  
DATE ACQ: 8-12-59

OWNER'S ADDRESS: 818 Church St.

IRS: \$6.05  
CONSID: \$14,000 Ind.  
R-3

ZONING: R-3

PRESENT USE: Conv. 2 flats  
to rm. hse. (12)ASSESSED VALUE: Land \$ 2,760.00  
Imps. 900.00  
\$ 3,660.00

TAXES: \$ 304.14

LAND: DIMENSION 60 x 67 = 4,020

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

A 2 st. fr. converted 2 flat (1-7, 1-5) bldg. now a 12 rm. rooming house. The boarders pay \$50 per month for room and board. The bldg. is in very poor condition. Two kitchens, two baths. Att. garage.

## SUMMATION APPROACH:

Rounded to

Land	4,020 s.f. @ \$4.98+	\$ 20,000
Improvements	3,874 s.f. ) sustaining	
Garage	551 s.f. ) use	1,200
		\$21,200

## MARKET COMPARISON:

Sales Most Comparable	758-22; 729-36; 1126-25	
	4,020 s.f. @ \$ 5.00	\$ 20,100

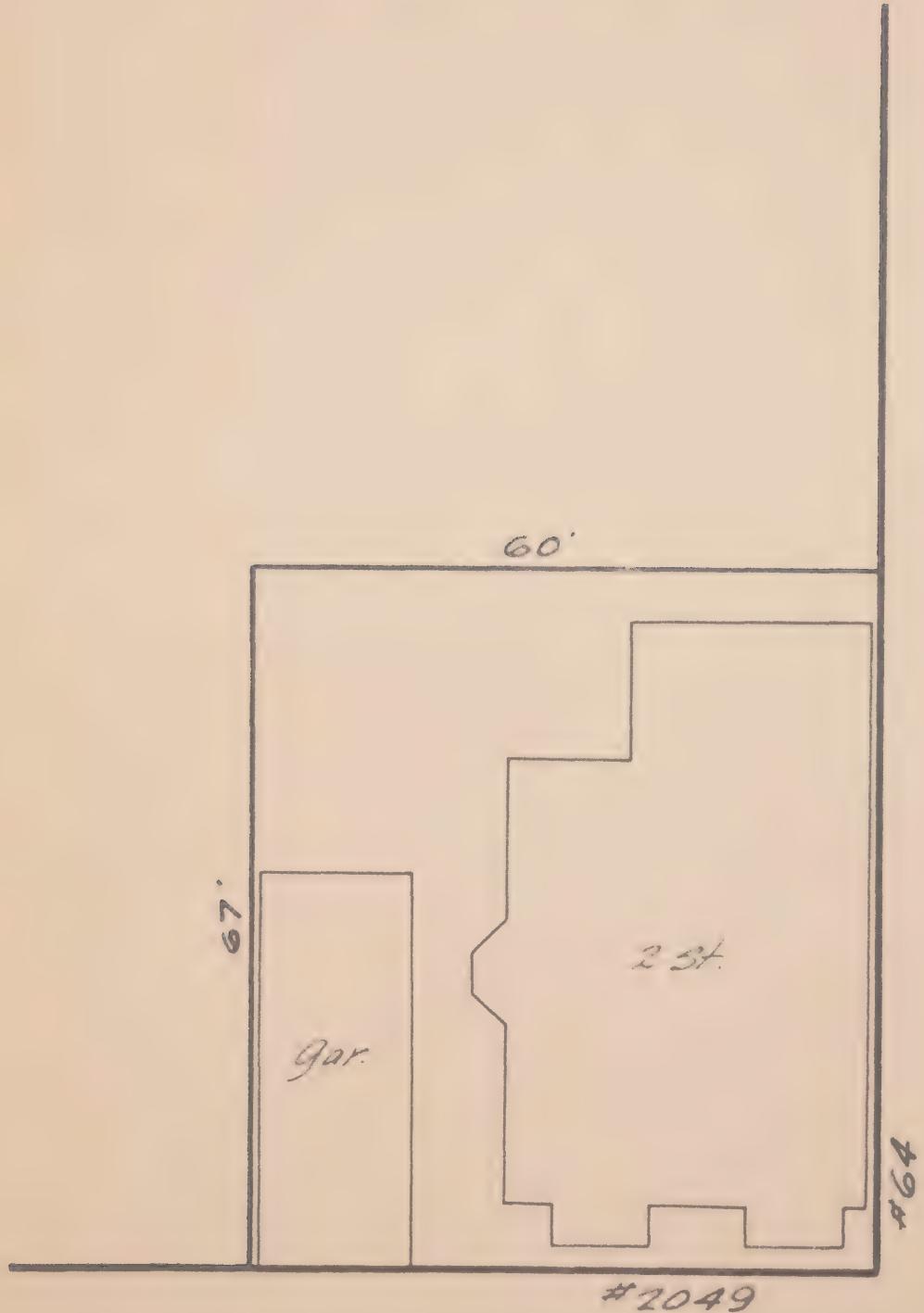
## INCOME APPROACH: Not applicable - not highest &amp; best use.

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 20,000
IMPROVEMENTS	1,000

MARKET VALUE OF PROPERTY	\$ 21,000
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O'FARRELL STREET







## APPRAISAL

262

OWNER: Michizuke Fukuda  
 PROPERTY ADDRESS: 2025 O'Farrell

PARCEL NO. 1100-42  
 DATE ACQ: 11-18-58

OWNER'S ADDRESS: 1909 Bush

IRS: \$27.50  
 CONSID: \$32,500  
 BEST USE: Present

ZONING: R-3 PRESENT USE: 6 flats

ASSESSED VALUE: Land \$ 1,140.00  
 Imps. 5,850.00  
 \$ 6,990.00

TAXES: \$ 580.86

LAND: DIMENSION 30 x 67 = 2,010 s. f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 50 ±

A 3 st. fr. stucco 6-3 rm. flat with bsmt. gar. and stg. area.

SUMMATION APPROACH:

Rounded to

Land	2,010 s.f. @ \$4.48+	\$ 9,000
Improvements	4,968 s.f. @ 4.70	\$23,350
Basement	1,620 s.f. @ 2.00	<u>3,240</u>
		26,590
		<u>35,590</u>
		\$35,600

MARKET COMPARISON:

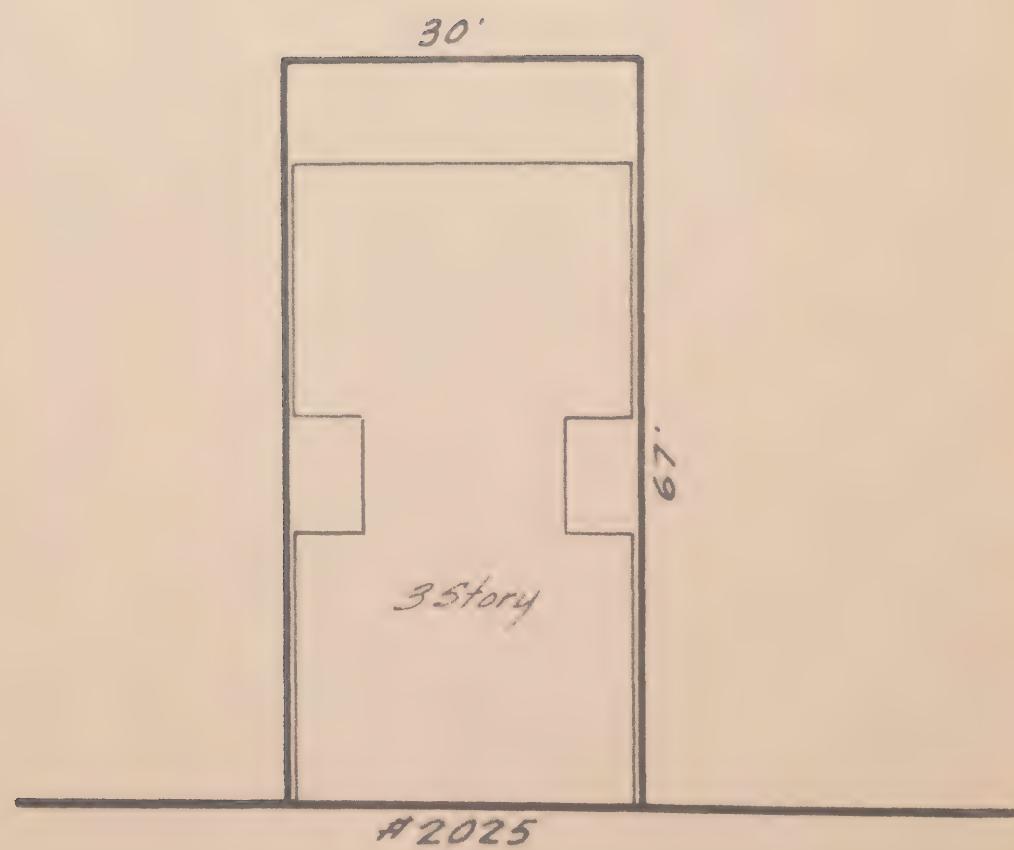
Sales Most Comparable 1101-6; 729-9		
2,010 s.f. @ \$ 17.00	\$ 34,170	34,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
6-3 @ \$70	\$	70	\$ 420 x 85
			35,700

LAND	\$ 9,000
IMPROVEMENTS	<u>26,000</u>
MARKET VALUE OF PROPERTY \$ 35,000	





# O'FARRELL STREET















## APPRAISAL

26 37  
1100-43, -44,

OWNER: Kenneth Lew et ux  
PROPERTY ADDRESS: 1972 Ellis

PARCEL NO. -45  
DATE ACQ: (43,44) 6/23/58  
              (45) 8-8-61  
IRS: \$2.75  
CONSID: N.S.  
q. BEST USE: Present

OWNER'S ADDRESS: 1401 Grant

ZONING: R-3 PRESENT USE: 3-2 flat bldg.  
w/ party walls

ASSESSED VALUE: Land \$ 2,430.00  
Imps. 2,700.00  
\_\_\_\_\_  
\$ 5,130.00

TAXES: \$ 426.30

LAND: DIMENSION 60 x 75 = 4,500

S. 1.

IMPROVEMENTS: Condition Poor Effective Age 60 ±  
3-2 st. fr. 2 flat bldg. ea. containing 2-5 rms. and a bsmt.  
gar. and stq. area.

### SUMMATION APPROACH:

### Rounded to

Land 4,500 s.f. @ \$4.44+ \$ 20,000

Improvements (43) 2,188 s.f. @ \$3.00 \$6,564

Garage, storage 875 s.f. @ 1.25 1,094

(44) 2,188 s.f. @ 3.00 6,564

Garage, storage 875 s.f. @ 1.25 1,094  
(15) 2,188 s.f. @ 3.00 6,564

**MARKET COMPARISON:** (45) 2,188 s.f. @ 3.00 6,564  
 Garage, storage 875 s.f. @ 1.25 1,094 22,974  
12,874

51 *Most Common Illness*

\$43,000

Sales Most Comparable 1126-30; 729-9

4,500 s. f. @ \$ 9.50

\$ 42,750

42,800

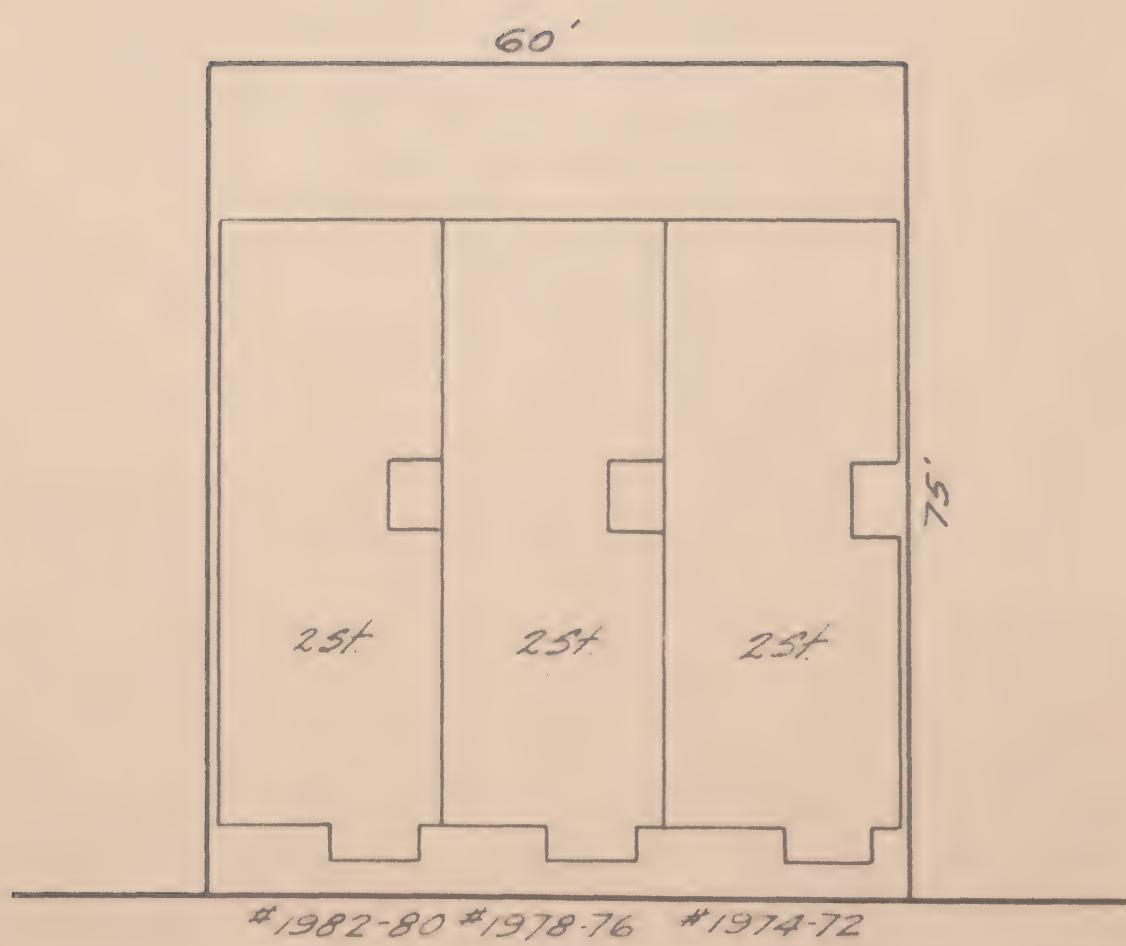
## INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total</u>	<u>Monthly</u>
	\$	\$	\$	
(43)				
1-5	80		80	
1-5	72.50		80	
Garage	20		7	
(44)				
2-5 @ \$80	160		160	
Garage	Not rented sep.		7	
(45)				
2-5 @ \$80	160		160	
Garage	Not rented sep.		7	
			501	x 85 =
			42,585	

REMARKS: The 3 bldgs. are presently listed by Anchor Realty for \$44,500.

LAND IMPROVEMENTS	\$	20,000 22,500
MARKET VALUE OF PROPERTY	\$	42,500





ELLIS STREET







## BLOCK 1161

	NAME	LAND	IMPS	TOTAL
-4	Harry Block	\$ 11,500	\$ 19,500	\$ 31,000
-5	Mary Koley	11,500	2,000	13,500
-6	C.A. Talmage Co.	21,000	70,000	91,000
-9	Leona Robertson	3,500	5,500	14,000
-9A	James R. Wiley	11,500	2,500	14,000
-12	Paul Wheatley	26,500	5,000	31,500
-13	Gene J. Gerardo	9,000	7,000	16,000
-14	James Garrett	14,000	6,500	20,500
-15	James O. White	14,000	16,500	30,500
-11	Daniel J. Lucey	11,500	5,500	17,000
-12	Mary J. Pestana	11,500	4,500	16,000
-12A	Angele Treich	11,500	13,500	25,000
-16	Harry A. Schwartz	22,000	83,000	105,000
-19	Augusta A. Varakin	9,000	21,000	30,000
-20	Ferdinando Asdrubale	9,000	17,000	26,000
-21	Wulter H. Sandford	21,500	36,500	58,000
-22	Kaiser Foundation Hosps.	48,000	-	48,000
-23, -24	G. Kendrick Mathews	<u>22,500</u>	<u>10,500</u>	<u>33,000</u>
		\$296,000	\$326,000	\$622,000







## APPRAISAL

27-20-

OWNER: Harry Block et ux  
PROPERTY ADDRESS: 1343 DivisaderoPARCEL NO. 1101-4  
DATE ACQ. 5-20-53

OWNER'S ADDRESS: 232 Anza Vista

IRS: \$25.30  
CONSID: N.S.

ZONING: C-2 PRESENT USE: 6 apts.

BEST USE: Present

ASSESSED VALUE: Land \$ 1,430.00  
Imps. 4,450.00  
\$ 5,880.00

TAXES: \$ 488.62

LAND: DIMENSION 23.5 x 103 = 2,421

IMPROVEMENTS: Condition Fair Effective Age 50

A 2 st. fr. 6 apt. bldg. (2-3, 4-2) with bsmt. gar. and storage.  
Also, fr. shed.SUMMATION APPROACH:

Rounded to

Land	2,421 s.f. @ \$4.75+	\$ 11,500
Improvements	3,488 s.f. @ 4.75	\$16,568
Basement	1,395 s.f. @ 2.00	2,790
Shed	232 s.f. @ 1.00	232
		19,590
		31,090

\$31,100

MARKET COMPARISON:

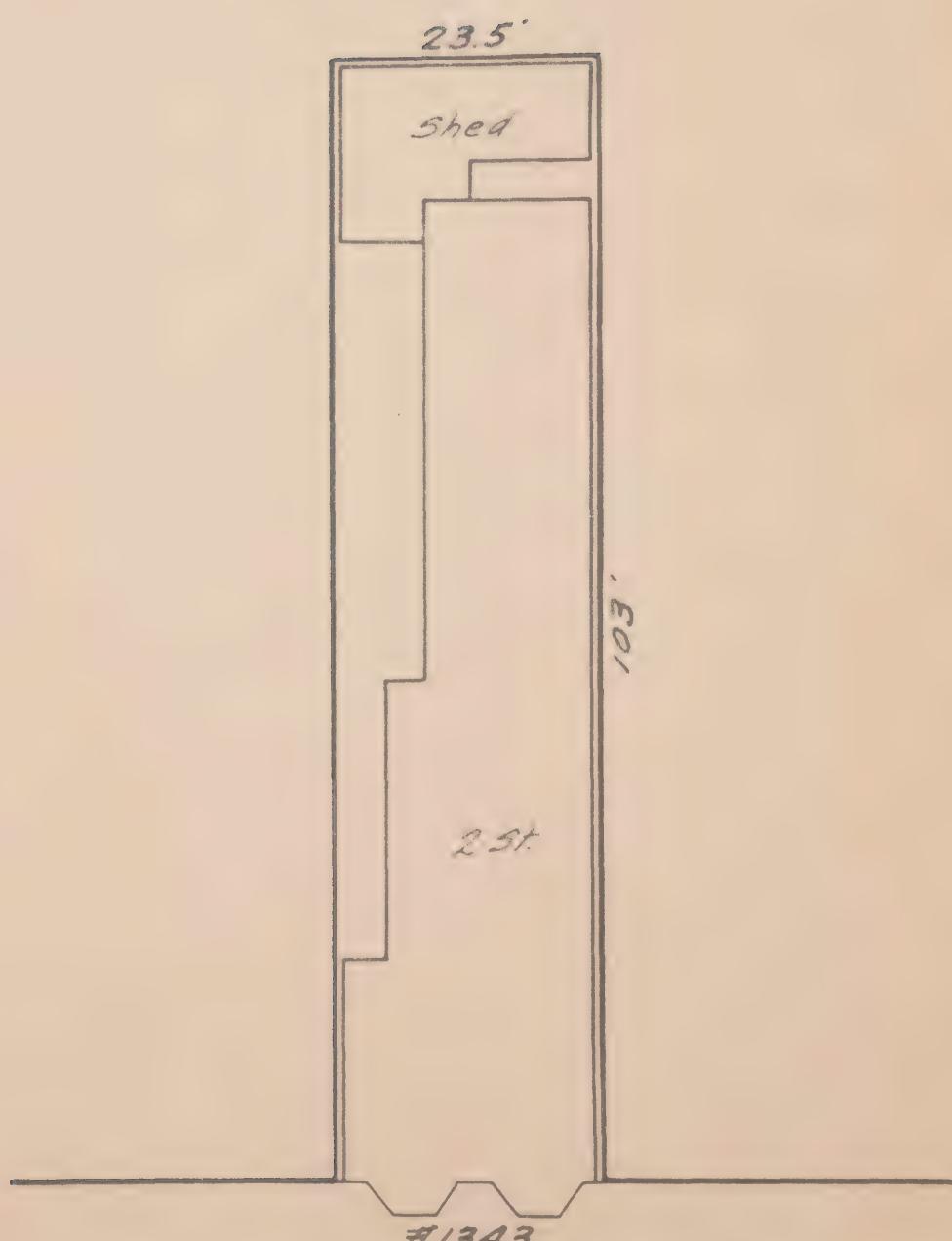
Sales Most Comparable	1101-10	
	2,421 s.f. @ \$ 12.50	\$ 30,263
		30,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-3 @ \$75	75	1@ \$75	75
2-2 @ \$45	90	2@ \$55	110
1-3 @ \$65	65	1@ \$75	75
2-2 @ \$45	90	2@ \$55	110
		370 x 85 =	
		31,450	31,500

LAND	\$ 11,500
IMPROVEMENTS	19,500
MARKET VALUE OF PROPERTY \$ 31,000	





DIVISADERO

STREET







## APPRAISAL

OWNER: Mary Koley  
PROPERTY ADDRESS: 1335 DivisaderoPARCEL NO. 1101-5  
DATE ACQ: 6-9-42

OWNER'S ADDRESS: Unknown

IRS:  
CONSID:  
N.S.  
C-2ZONING: C-2 PRESENT USE: Single family BEST USE:  
residenceASSESSED VALUE: Land \$ 1,430.00  
Imps. 550.00  
\$ 1,980.00

TAXES: \$ 164.54

LAND: DIMENSION 23.5 x 103 = 2,421 s. f.

IMPROVEMENTS: Condition Fair Effective Age 60

A 2 st. fr. 7 rm. hse. w/ bsmt. stg. area.

SUMMATION APPROACH:

Rounded to

Land	2,421 s.f. @ \$4.75	\$ 11,500
Improvements	2,192 s.f. @ 1.00	2,192
		<u>13,692</u>
		\$13,700

MARKET COMPARISON:

Sales Most Comparable	677-41; 677-36	
2,421 s. f. @ \$	5.50	\$ 13,316
		13,300

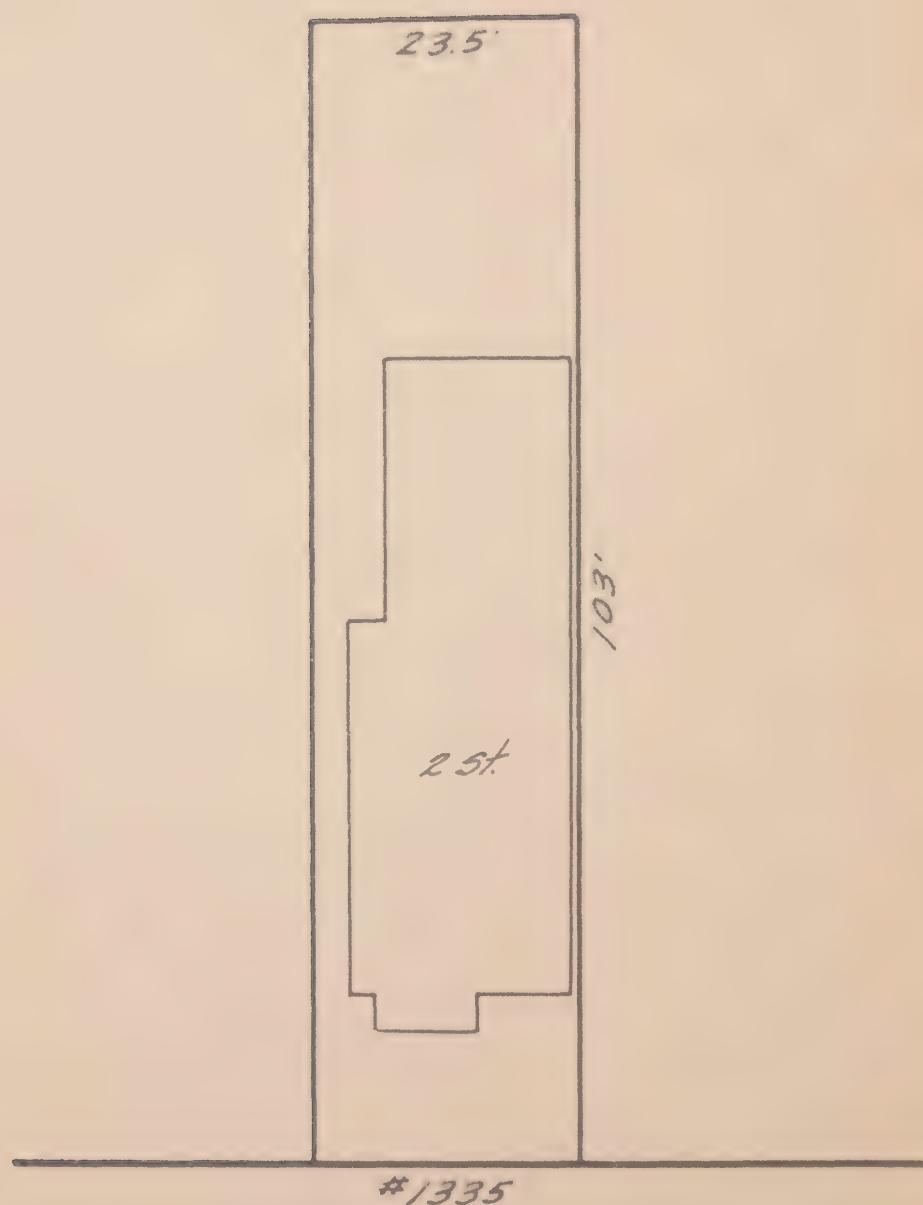
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 11,500
IMPROVEMENTS	2,000

MARKET VALUE OF PROPERTY \$		13,500
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DIVISADERO STREET







## APPRaisal

27-18

OWNER: C. A. Talmage Co.  
 PROPERTY ADDRESS: 1325-29 Divisadero

PARCEL NO. 1101-6  
 DATE ACQ: 2-14-57

OWNER'S ADDRESS: 4330 California

IRS: \$49.50  
 CONSID: N.S.  
 BEST USE: Present

ZONING: C-2 PRESENT USE: 17 apt.  
 1 store

ASSESSED VALUE: Land \$ 2,250.00  
 Imps. 18,000.00  
 \$ 20,250.00

TAXES: \$ 1,682.78

LAND: DIMENSION 34.38 x 125 = 4,298 s. f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±

A 3 st. fr. stucco front 16-2 rm. apts. and 1 store plus 2 rm. apt. on ground flr.

SUMMATION APPROACH: Rounded to

Land	4,298 s.f. @ \$4.89+	\$ 21,000
Improvements	10,030 s.f. @ 7.00	70,210
		<u>91,210</u>
		\$91,200

MARKET COMPARISON:

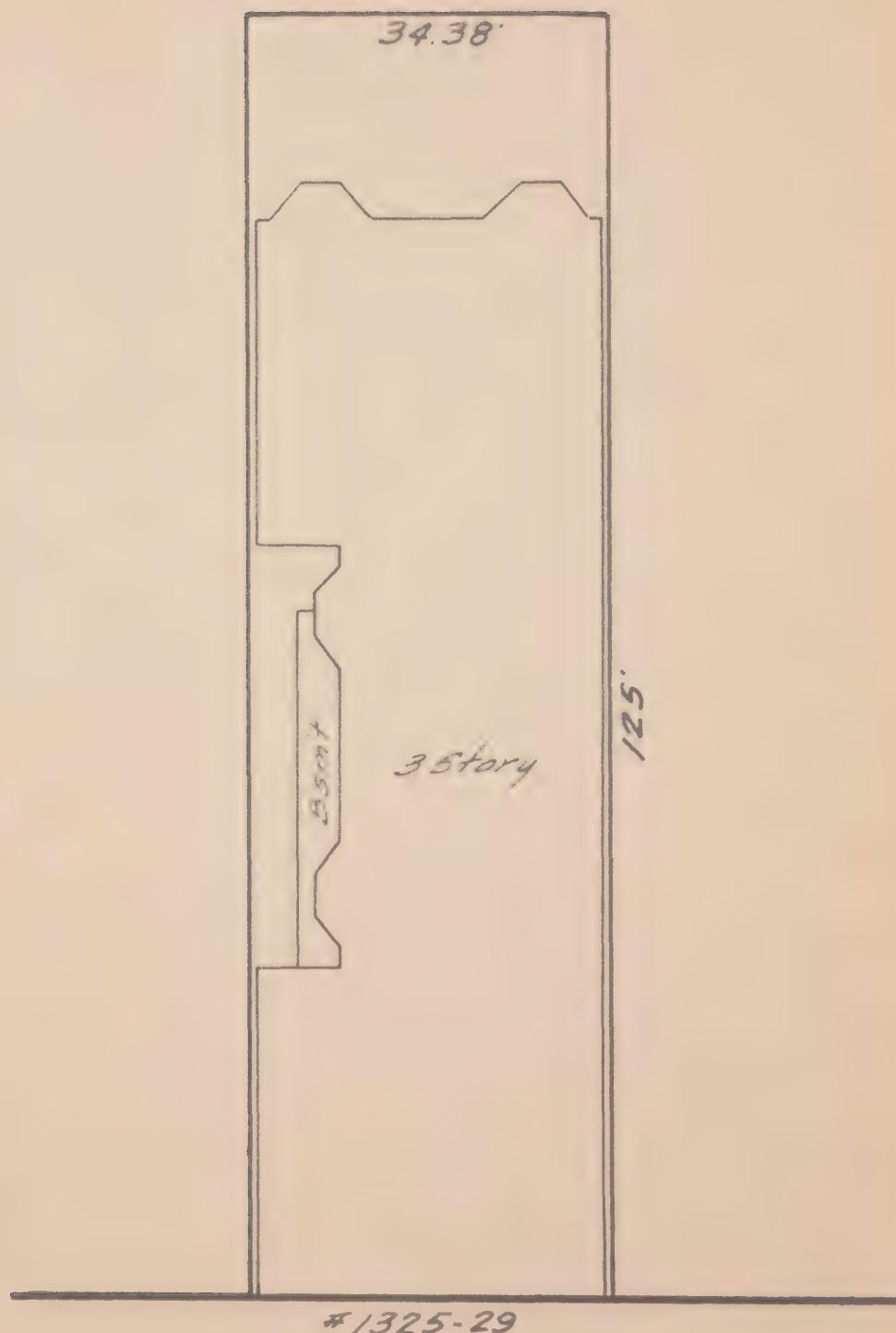
Sales Most Comparable	1101-18		
4,298	4,298 @ \$ 21.40	\$ 91,977	92,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
16-2 @ \$70	\$1,120	16 @ \$50	800
Bsmt. 1-2 @ \$70	70	1 @ 50	50
Store 1 rm.	175		150
			<u>1,000 x 90</u>
			90,000

LAND	\$ 21,000
IMPROVEMENTS	70,000
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 91,000</b>





DIVISADERO

STREET







## APPRAISAL

27-16

OWNER: Leona Robertson  
PROPERTY ADDRESS: 2032-34 EllisPARCEL NO. 1101-9  
DATE ACQ: 12-10-59

OWNER'S ADDRESS: 2034 Ellis

IRS: No  
CONSID: Not a sale  
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 990.00  
Imps. 1,250.00  
\$ 2,240.00

TAXES: \$ 186.14

LAND: DIMENSION 22 x 90 = 1,980

s. f.

IMPROVEMENTS: Condition Fair Effective Age 60 +

A 2 st. fr. 1-5, 1-6 rm. flat with gar. below.

SUMMATION APPROACH:

Rounded to

Land	1,980 s.f. @ \$4.29+	\$ 8,500
Improvements	2,528 s.f. @ 2.20	5,562
		<u>14,062</u>
		\$14,100

MARKET COMPARISON:

Sales Most Comparable	1100-44; 729-19	
	1,980 s.f. @ \$ 7.00	\$ 13,860
		13,900

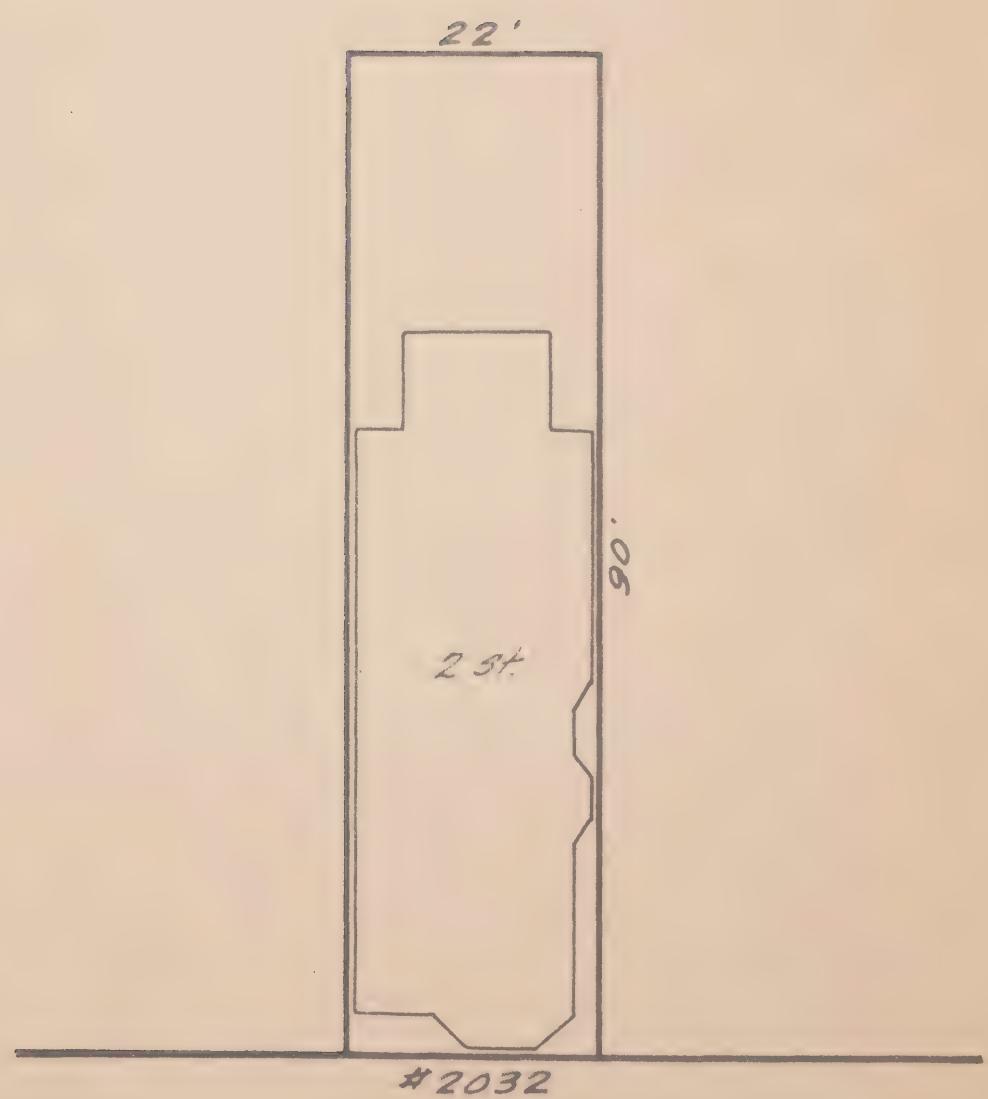
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5	45	60	60
1-6	Owner	60	<u>120 x 110</u>
			13,200

LAND	\$ 8,500
IMPROVEMENTS	5,500

MARKET VALUE OF PROPERTY \$ 14,000





ELLIS STREET







## APPRaisal

27-13

OWNER: James R. Wiley et ux  
PROPERTY ADDRESS: 2050 EllisPARCEL NO. 1101-9A  
DATE ACQ: 2-24-50

OWNER'S ADDRESS: 2050 Ellis

IRS: \$3.30  
CONSID: N.S.

ZONING: R-3

PRESENT USE: Single family BEST USE: R-3  
dwellingASSESSED VALUE: Land \$ 1,250.00  
Imps. 800.00  
\$ 2,050.00

TAXES: \$ 170.36

LAND: DIMENSION Irregular = 3,262 s. f.IMPROVEMENTS: Condition Fair Effective Age 50 ±

A 1 st. fr. 6 rm. hse. Remodeled 1958. Tiled bathroom.

SUMMATION APPROACH:

Rounded to

Land	3,262 s.f. @ \$4.14+	\$ 13,500
Improvements	1,299 s.f. @ 2.00	2,598
		<u>16,098</u>
		\$16,100

MARKET COMPARISON:

Sales Most Comparable 653-25; 662-9		
3,262 s.f. @ \$ 5.00	\$ 16,310	16,300

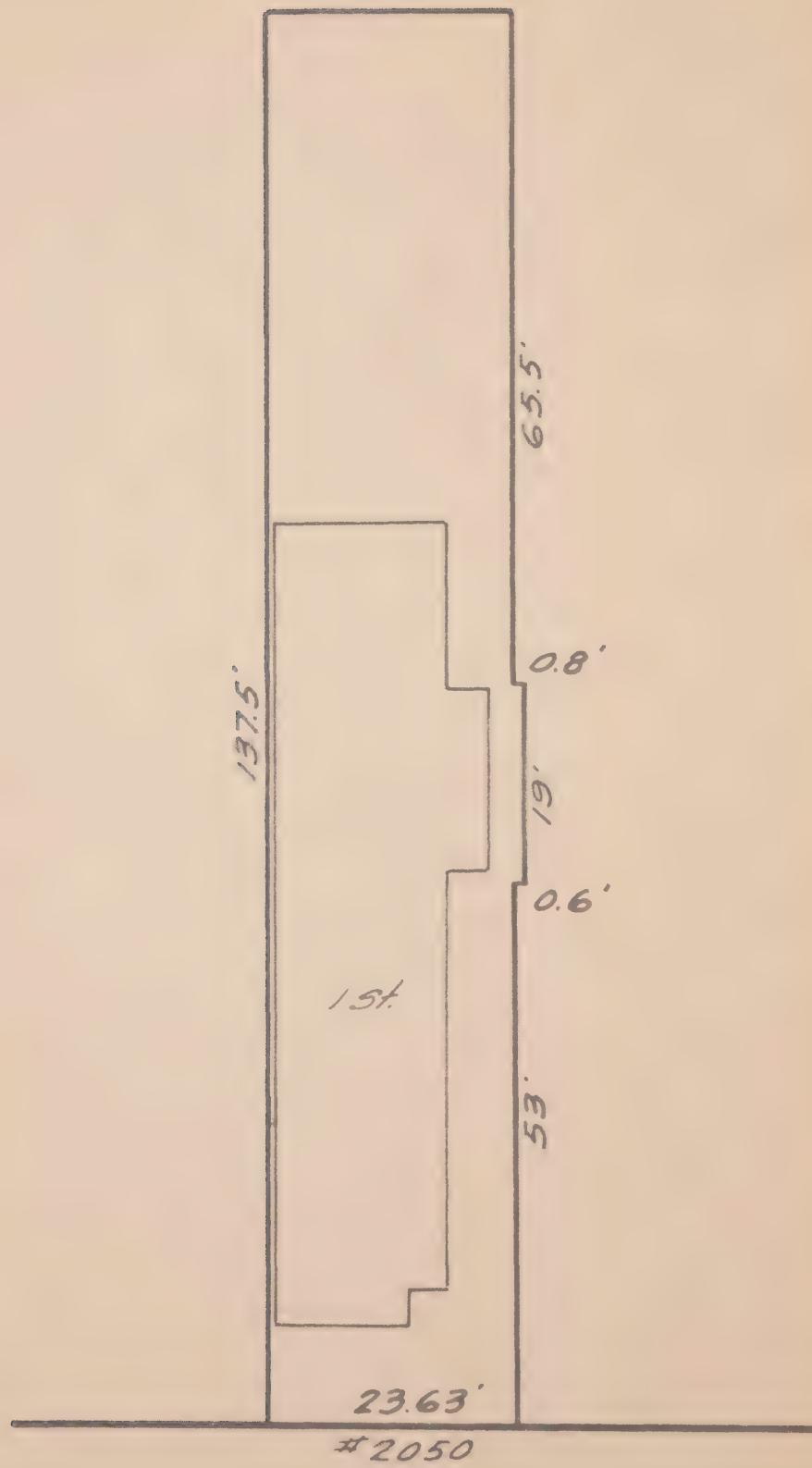
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 13,500
IMPROVEMENTS	2,500

MARKET VALUE OF PROPERTY \$	16,000
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ELLIS STREET







## APPRaisal

27-15

OWNER: Paul Wheatley et ux  
PROPERTY ADDRESS: 2036-38 EllisPARCEL NO. 1101-9B  
DATE ACQ: Rec. 4-12-45

OWNER'S ADDRESS: 2038 Ellis

IRS: -  
CONSID: N.S.

ZONING: R-3

PRESENT USE: Conv. flats  
2 apt., 1 flat

BEST USE: R-3

ASSESSED VALUE: Land \$ 1,900.00  
Imps. 1,650.00  
\$ 3,550.00

TAXES: \$ 295.00

LAND: DIMENSION Irregular = 6,337 s.f.IMPROVEMENTS: Condition Fair Effective Age 60 ±A 2 st. fr. converted 2 flat bldg. now 1-2, 1-3, 1-6 rm. apts.  
w/ garage below and 2 det. garages.SUMMATION APPROACH:

Rounded to

Land	6,337 s.f. @ \$4.18+	\$ 26,500
Improvements	2,528 s.f. @ 1.00	\$2,528
	Det. gar. 1,810 s.f. 1,000	
		3,528
		30,028
		\$30,000

MARKET COMPARISON:

Sales Most Comparable Land sale 771-1; 770-3	
6,337 s.f. @ \$ 5.00	\$ 31,685
	31,700

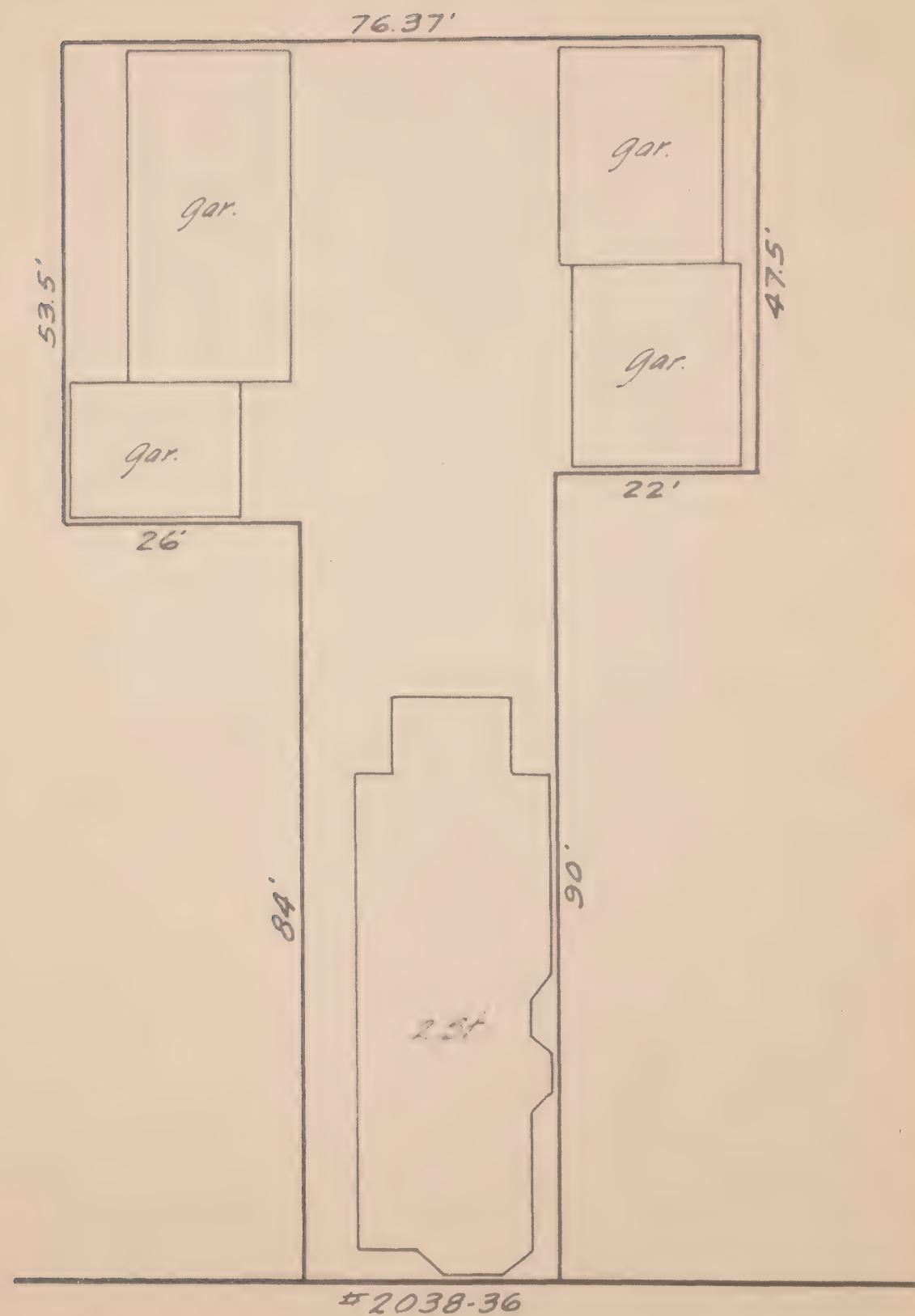
INCOME APPROACH: Not applicable - not highest & best use.

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 26,500
IMPROVEMENTS	5,000

MARKET VALUE OF PROPERTY \$	31,500
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ELLIS STREET







## APPRAISAL

27-14

OWNER: Gene J. Gerardo et ux  
PROPERTY ADDRESS: 2048 EllisPARCEL NO. 1101-9C  
DATE ACQ: 1946

OWNER'S ADDRESS: 2048 Ellis

IRS: -  
CONSID: -  
BEST USE: R-3

ZONING: R-3

PRESENT USE: Single fam.  
dwellingASSESSED VALUE: Land \$ 1,140.00  
Imps. 800.00  
\$ 1,940.00

TAXES: \$ 161.22

LAND: DIMENSION Irregular = 2,171 s. f.IMPROVEMENTS: Condition Fair Effective Age 35 ±

A 1 st. fr. stucco 6 rm. hse. with gar. below. (Garage built in 1950). New fixtures in kitchen.

SUMMATION APPROACH:

Rounded to

Land	2,171 s. f. @ \$4.15+	\$ 9,000
Improvements	1,476 s. f. @ 4.75	7,011
		<u>16,011</u>
		\$16,000

MARKET COMPARISON:

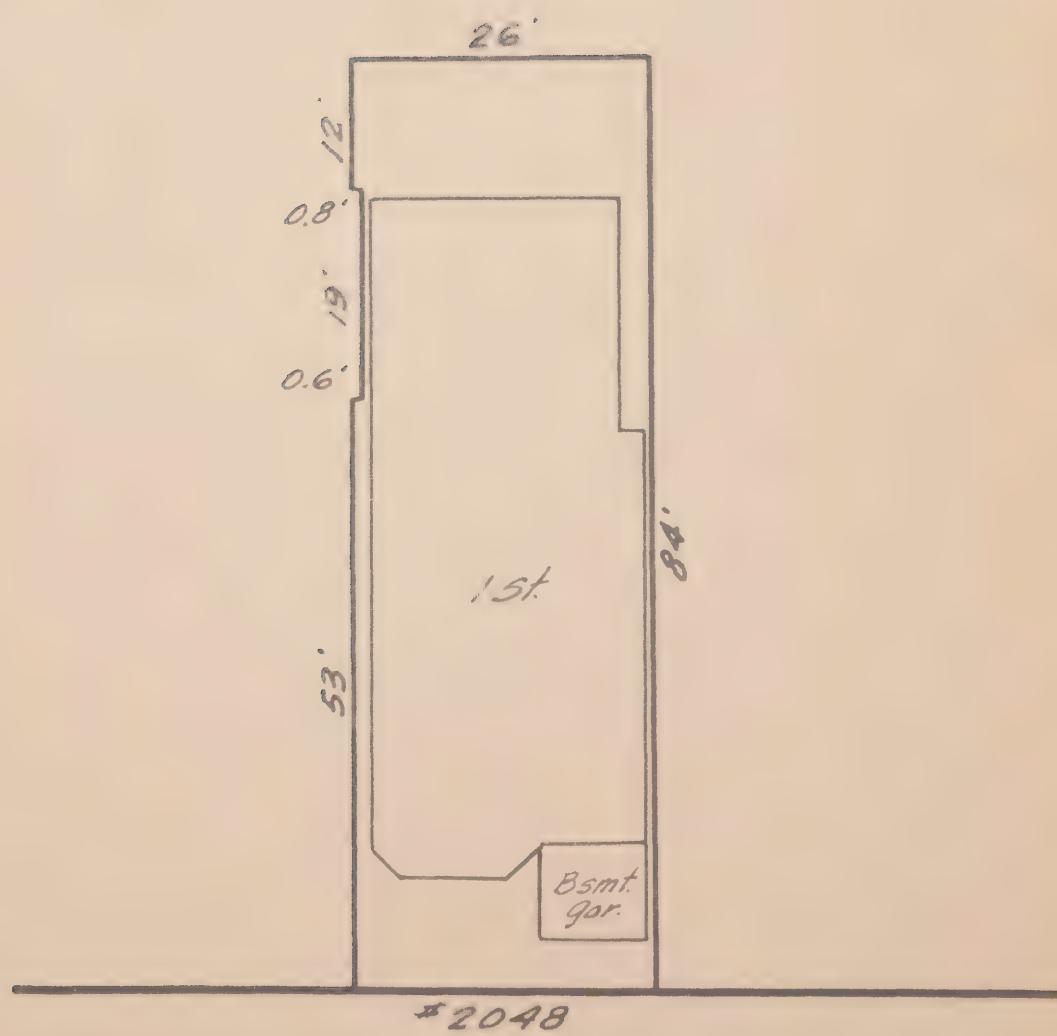
Sales Most Comparable	662-9; 681-33	
	2,171 s. f. @ \$ 7.50	\$ 16,283
		16,300

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 9,000
IMPROVEMENTS	7,000
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 16,000</b>





ELLIS

STREET







## APPRAISAL

27-12

OWNER: James Garrett et ux  
PROPERTY ADDRESS: 2054-56 EllisPARCEL NO. 1101-90  
DATE ACQ: 12-1-54

OWNER'S ADDRESS: 2046 Ellis

IRS: \$18.70

ZONING: R-3

PRESENT USE: 2 flats

CONSID: N.S.  
BEST USE: PresentASSESSED VALUE: Land \$ 1,320.00  
Impro. 1,650.00  
\$ 2,970.00

TAXES: \$ 246.80

LAND: DIMENSION 25 x 137.5 = 3,438

s. f.

IMPROVEMENTS: Condition Good

Effective Age 50 ±

A 2 st. fr. 1-5, 1-6 rm. flat w/ gar. below.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.07+	\$ 14,000
Improvements	2,876 s.f. @ 2.25	6,471
		<u>20,471</u>
		\$20,500

MARKET COMPARISON:

Sales Most Comparable 1100-25; 1126-25

3,438 s.f. @ \$ 6.00 \$ 20,628 20,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5	85	85	
1-6	Owner	90	175 x 110 =
			19,250
			19,300

LAND	\$ 14,000
IMPROVEMENTS	6,500
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 20,500</b>



25'

137.5'

25'

#2056-54

ELLIS

STREET







## APPRAISAL

27-11

OWNER: James O. White et al  
PROPERTY ADDRESS: 2060-64 E 111stPARCEL NO. 1101-10  
DATE ACQ: 7-18-61

OWNER'S ADDRESS: Unknown

IRS: \$29.70  
CONSID: \$27,000  
BEST USE: PresentZONING: R-3 PRESENT USE: 1-2 flat  
1-4 FlatASSESSED VALUE: Land \$ 1,320.00  
Improvs. 3,350.00  
\$ 4,670.00

TAXES: \$ 393.48

LAND: DIMENSION 25 x 137.5 = 3,438 s. f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 50 ±  
Front bldg. - A 2 st. 4-4 rm. flat with 4 substandard bms. rms.  
below.  
Rear bldg. - A 2 st. 2-4 rm. flat with stg. bsmt. below.SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.07+	\$ 14,000
Improvements	1) 3,396 s.f. @ 3.00	\$10,188
	2) 1,698 s.f. @ 1.00	1,698
	2) 1,661 s.f. @ 2.50	4,153
Basement	903 s.f. @ 1.00	903
		16,942
		30,942
		\$30,900

MARKET COMPARISON:

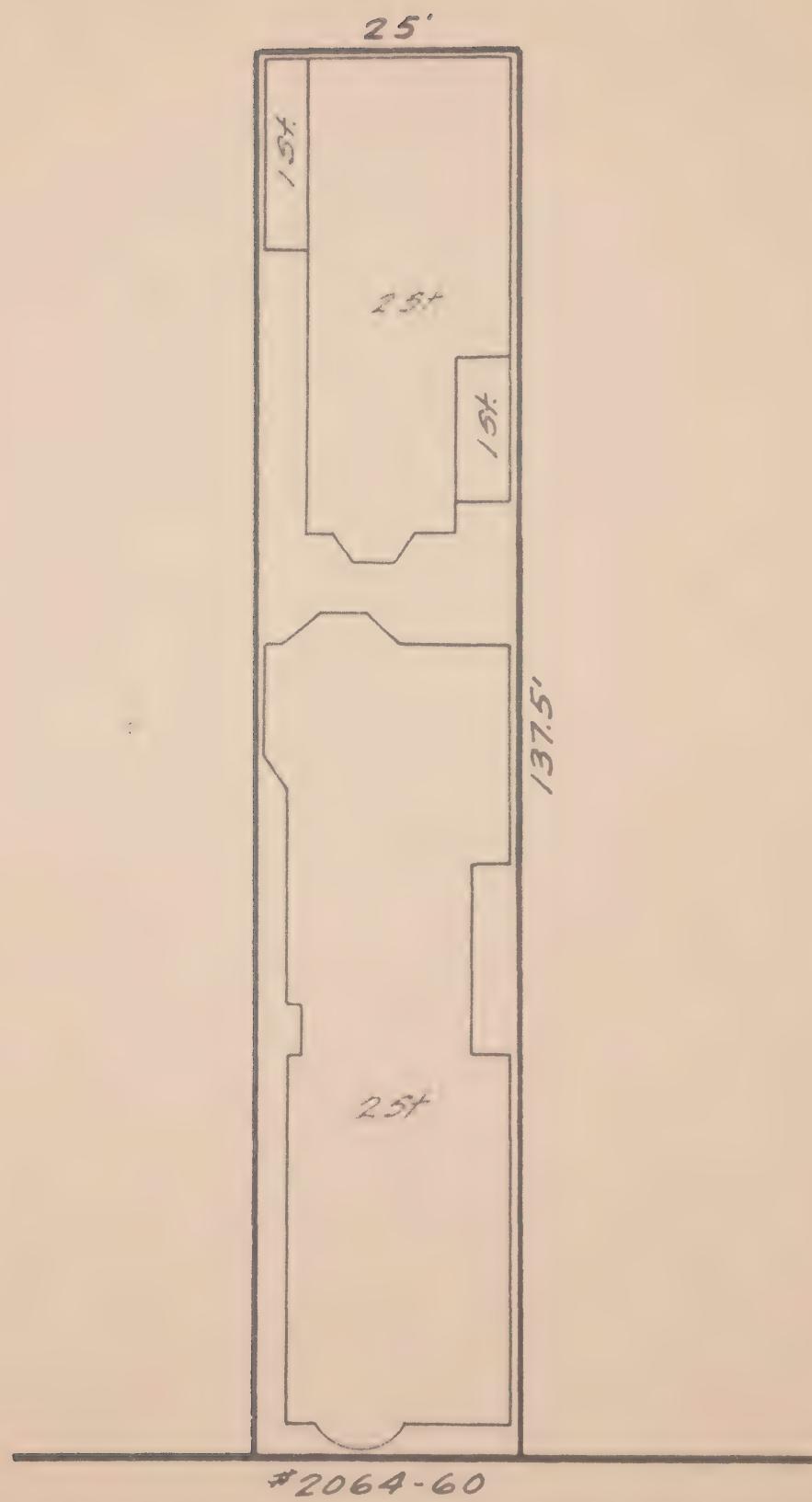
Sales Most Comparable 730-14; 1125-2A	
3,438 s.f. @ \$ 9.00	\$ 30,942
	30,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bldg. #1			
1-4 @ \$55		55	
1-4 Owner		55	
1-4 65		65	
1-4 70		70	
Bldg. #2			
1-4 60		60	
1-4 60		60	
		365 x 80	29,200

LAND	\$ 14,000
IMPROVEMENTS	16,500
MARKET VALUE OF PROPERTY	\$ 30,500





ELLIS STREET







## APPRaisal

2716

OWNER: Daniel J. Lucey  
PROPERTY ADDRESS: 2070 EllisPARCEL NO. 1101-11  
DATE ACQ: 4-2-34

OWNER'S ADDRESS: 2070 Ellis

IRS: No  
CONSID: N.S.

ZONING: R-3

PRESENT USE: Single family  
dwelling

BEST USE: R-3

ASSESSED VALUE: Land \$ 1,230.00  
Imps. 300.00  
\$ 1,530.00

TAXES: \$ 127.14

LAND: DIMENSION 25 x 112.5 = 2,813

IMPROVEMENTS: Condition Poor

Effective Age 40 ±

A 1 st. fr. stucco 6 rm. hse. Interior inspection was refused.

SUMMATION APPROACH:

Rounded to

Land	2,813 s.f. @ \$4.09+	\$ 11,500
Improvements	1,286 s.f. @ 4.50	5,787
		<u>17,287</u>
		\$17,300

MARKET COMPARISON:

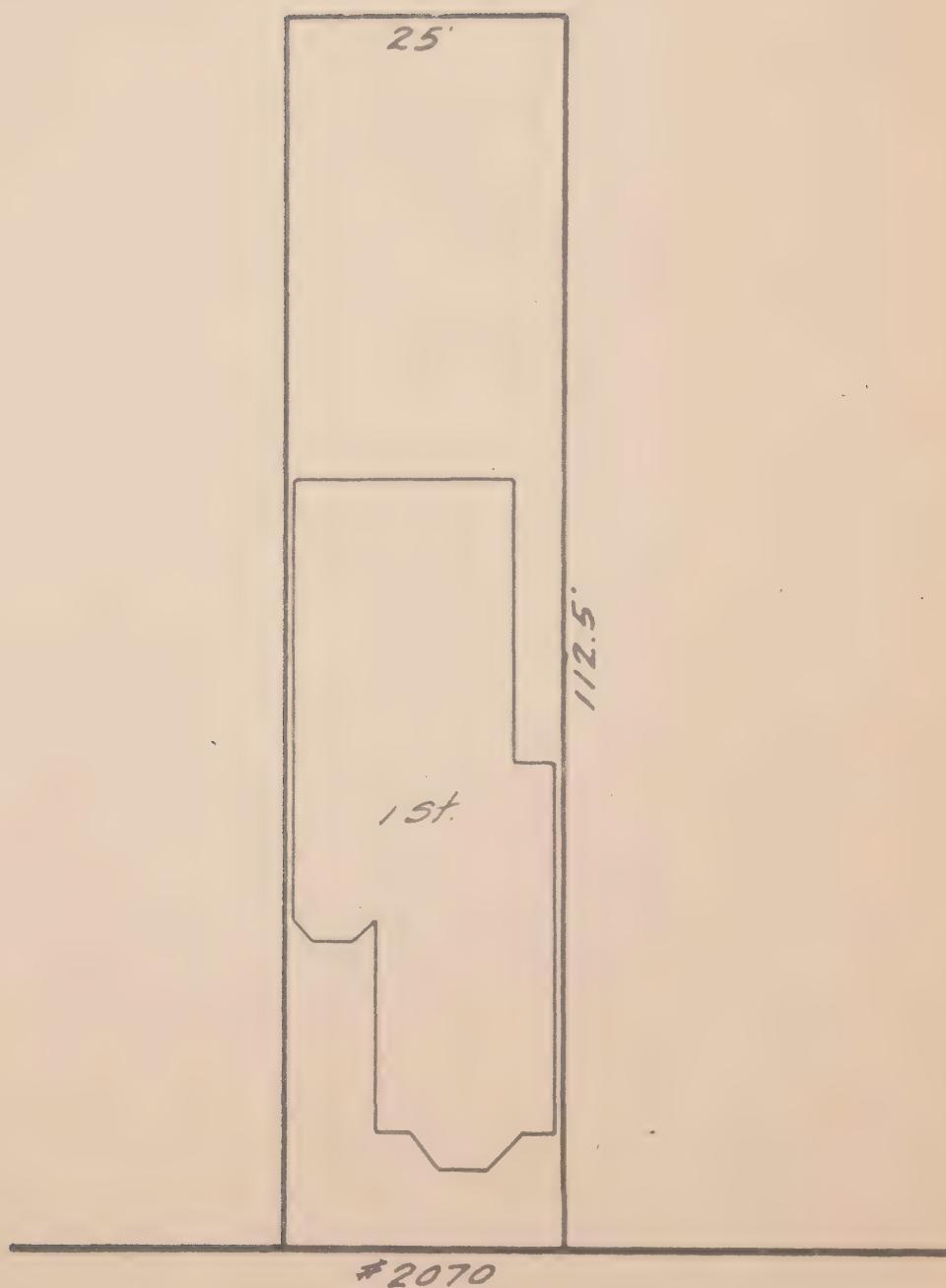
Sales Most Comparable	662-9; 681-33	
2,813 s.f. @ \$ 6.00	\$ 16,878	16,900

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 11,500
IMPROVEMENTS	<u>5,500</u>
MARKET VALUE OF PROPERTY	\$ 17,000





ELLIS STREET







## APPRaisal

27-9

OWNER: Mary J. Pestana et al  
PROPERTY ADDRESS: 2072 EllisPARCEL NO. 1101-12  
DATE ACQ. 3-1-62

OWNER'S ADDRESS: 2072 Ellis

IRS: No  
CONSID: Decree  
BEST USE: R-3

ZONING: R-3

PRESENT USE: Single fam.  
residenceASSESSED VALUE: Land \$ 1,230.00  
Imps. 1,250.00  
\$ 2,480.00

TAXES: \$ 206.08

LAND: DIMENSION 25 x 112.5 = 2,813 s. f.IMPROVEMENTS: Condition Fair-to-good Effective Age 45 ±

A 2 st. fr. 6 rm. hse. w/ stg. bsmt. Interior inspection could not be obtained.

SUMMATION APPROACH:

Rounded to

Land	2,813 s.f. @ \$4.09+	\$ 11,500
Improvements	2,188 s.f. @ 2.00	\$4,376
	Bsmt. 1,030 s.f.	500
		4,876
		16,376
		\$16,400

MARKET COMPARISON:Sales Most Comparable 662-8; 662-9; 662-6  
2,813 s.f. @ \$ 5.50

\$ 15,472 15,500

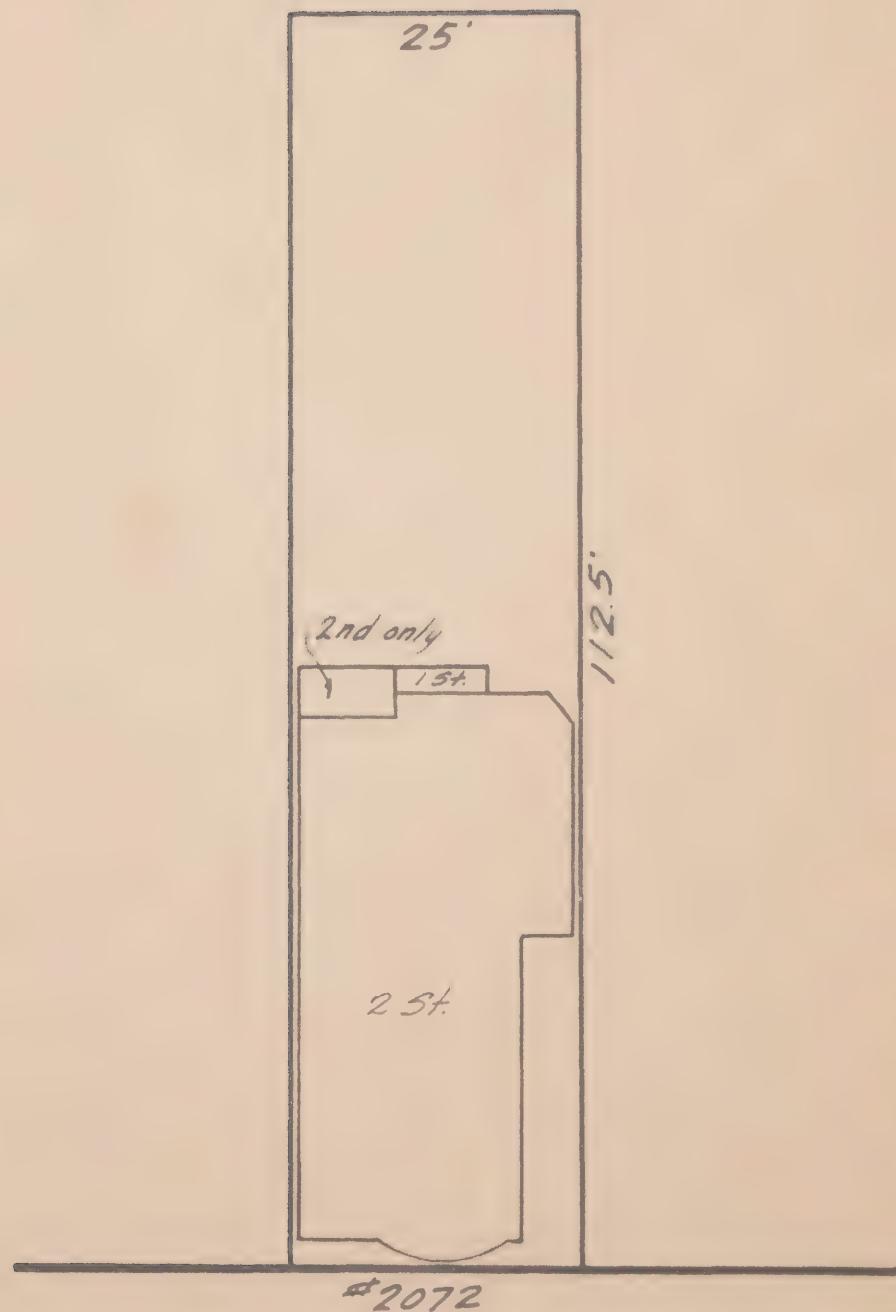
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 11,500
IMPROVEMENTS	4,500

MARKET VALUE OF PROPERTY \$ 16,000





ELLIS STREET







## APPRaisal

27-8

OWNER: Angele Treich  
PROPERTY ADDRESS: 2074-78 EllisPARCEL NO. 1101-12A  
DATE ACQ: 1-27-30

OWNER'S ADDRESS: 2074 Ellis

IRS: -

ZONING: R-3

PRESENT USE: 3 flats

CONSID: N.S.

BEST USE: Present

ASSESSED VALUE: Land \$ 1,230.00  
Imps. 3,000.00  
\$ 4,230.00

TAXES: \$ 351.52

LAND: DIMENSION 25 x 112.5 = 2,813

s. f.

IMPROVEMENTS: Condition Good

Effective Age 50 ±

A 3 st. fr. 3-6 rm. flat w/ partial stg. bsmt.

SUMMATION APPROACH:

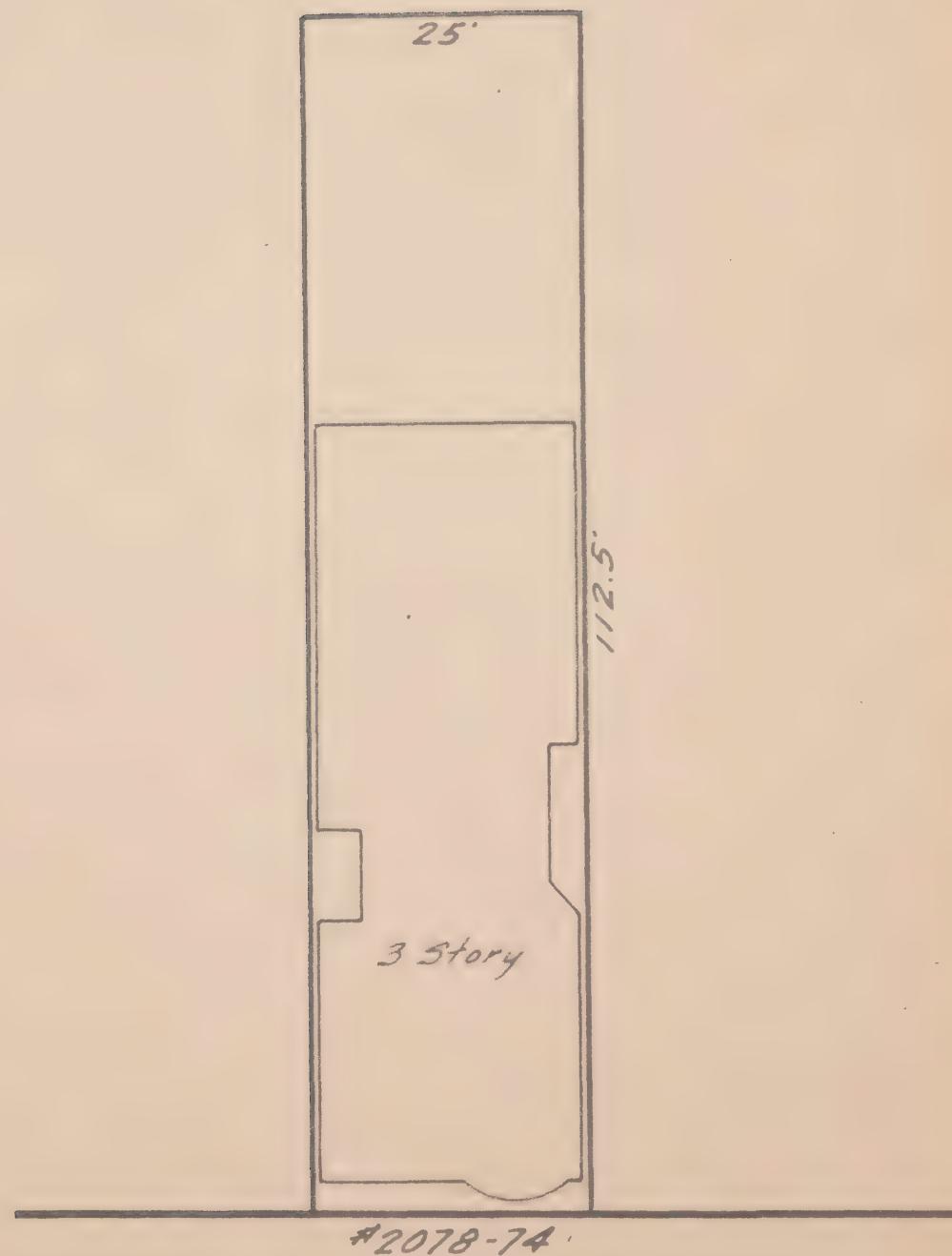
Rounded to

Land 2,813 s.f. @ \$4.09+ \$ 11,500  
Improvements 5,263 s.f. @ 2.50 13,158  
\$ 24,658 \$24,700MARKET COMPARISON:Sales Most Comparable 730-12; 779-11  
2,813 s.f. @ \$ 9.00 \$ 25,317 25,300INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
1-6	Owner	90	
1-6	45	90	
1-6	65	90	
		270 x 90	24,300

LAND IMPROVEMENTS	\$	11,500
		<u>13,500</u>
MARKET VALUE OF PROPERTY	\$	25,000





ELLIS STREET







## APPRaisal

27-6

OWNER: Harry A. Schwartz et ux  
PROPERTY ADDRESS: 1250 BroderickPARCEL NO. 1101-18  
DATE ACQ: 1-6-59

OWNER'S ADDRESS: 1417-38th Avenue

IRS: \$96.80  
CONSID: \$88,000 Ind.

ZONING: R-3 PRESENT USE: 18 apts.

BEST USE: Present

ASSESSED VALUE: Land \$ 2,790.00  
Imps. 22,500.00  
\$ 25,290.00

TAXES: \$ 2,101.60

LAND: DIMENSION 50 x 87.5 = 4,375

s. f.

IMPROVEMENTS: Condition Good

Effective Age 40

A 3 st. fr. stucco 18 unit apt. bldg. (12-2's, 6-3's) with 10 garages below.

The actual rent includes 15 furnished apt. The bldg. is steam heated, has an elevator, and ea. unit contains a small built-in refrigerator. There has been some modernization since sale.

SUMMATION APPROACH:

Rounded to

Land	4,375 s.f. @ \$5.03+	\$ 22,000
Improvements	11,145 s.f. @ \$7.00	\$78,015
Bsmt. gar.	3,715 s.f. @ 1.00	<u>3,715</u>
		81,730
		<u>103,730</u>
		\$103,700

MARKET COMPARISON:

Sales Most Comparable 1154-6A; 1153-8; 1153-6; 1152-1  
4,375 s.f. @ \$ 24.00 \$ 105,000

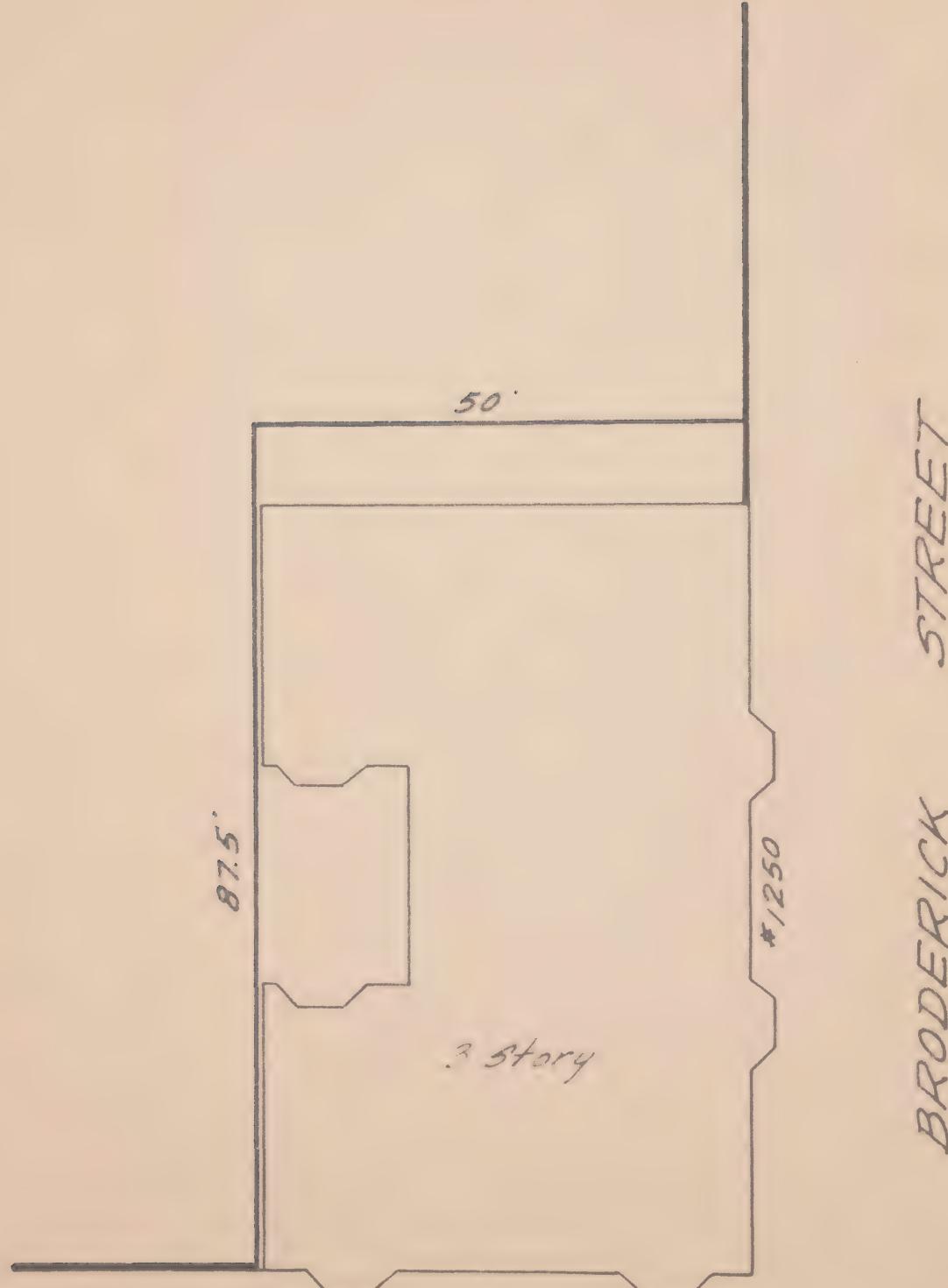
105,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
12-2's @ \$70		60	720
6-3's @ 85		75	450
			1170 x 90
			105,300

LAND	\$ 22,000
IMPROVEMENTS	83,000
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 105,000</b>





O'FARRELL

STREET







## APPRAISAL

27-5

OWNER: Augusta A. Varakin  
PROPERTY ADDRESS: 2185 O'FarrellPARCEL NO. 1101-19  
DATE ACQ: Rec- 5-20-53

OWNER'S ADDRESS: 865 Fell

IRS: -  
CONSID: N.S.  
BEST USE: Present

ZONING: R-3 PRESENT USE: 6 apts.

ASSESSED VALUE: Land \$ 1,120.00  
Imps. 3,350.00  
\$ 4,470.00

TAXES: \$ 371.46

LAND: DIMENSION 25 x 87.5 = 2,188

s. f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±

A 2 st. fr. stucco 4-3 rm. apt. plus 2-2 rm. apts. and stg.  
in bsmt. area (ground flr.)SUMMATION APPROACH:

Land	2,188 s.f. @ \$4.11+	\$ 9,000	Rounded to
Improvements	3,150 s.f. @ 5.20	\$16,380	
Basement	1,473 s.f. @ 3.00	<u>4,419</u>	
		20,799	
		<u>29,799</u>	\$29,800

MARKET COMPARISON:

Sales Most Comparable 1101-10; 729-9			
2,188 s.f. @ \$ 14.00	\$ 30,632		30,600

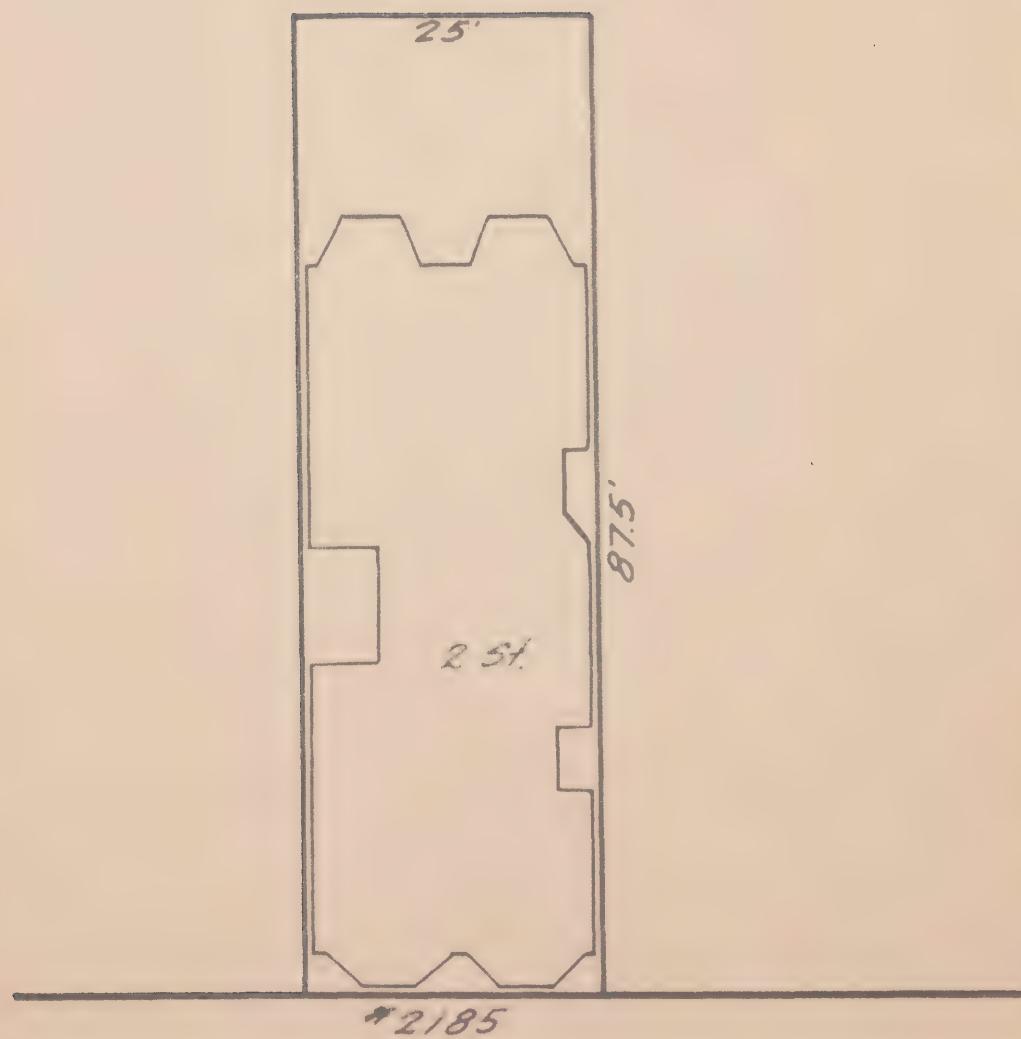
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-3 @ \$50	\$200	4 @ \$60	240
2-2	Not avail.	2 @ 50	100
			<u>340 x 90</u>
			30,600

LAND	\$ 9,000
IMPROVEMENTS	<u>21,000</u>

MARKET VALUE OF PROPERTY \$	30,000
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O'FARRELL

STREET







## APPRaisal

27-4

OWNER: Ferdinando Asdrubale  
PROPERTY ADDRESS: 2177-79 O'FarrellPARCEL NO. 1101-20  
DATE ACQ: 9-8-38

OWNER'S ADDRESS: 2179 O'Farrell

IRS: No  
CONSID: N.S.  
BEST USE: PresentZONING: R-3 PRESENT USE: 2 flats  
Bsmt. apt.ASSESSED VALUE: Land \$ 1,120.00  
Imps. 3,650.00  
\$ 4,770.00

TAXES: \$ 396.38

LAND: DIMENSION 25 x 87.5 = 2,188 s. f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±

A 2 st. fr. stucco 2-5 rm. flat with a bsmt. apt., gar. and stg. area.

SUMMATION APPROACH:

		Rounded to
Land	2,188 s.f. @ \$4.11+	\$ 9,000
Improvements	3,082 s.f. @ 4.60	\$14,177
Basement	1,526 s.f. @ 2.00	<u>3,052</u>
		17,229
		<u>26,229</u>
		\$26,200

MARKET COMPARISON:

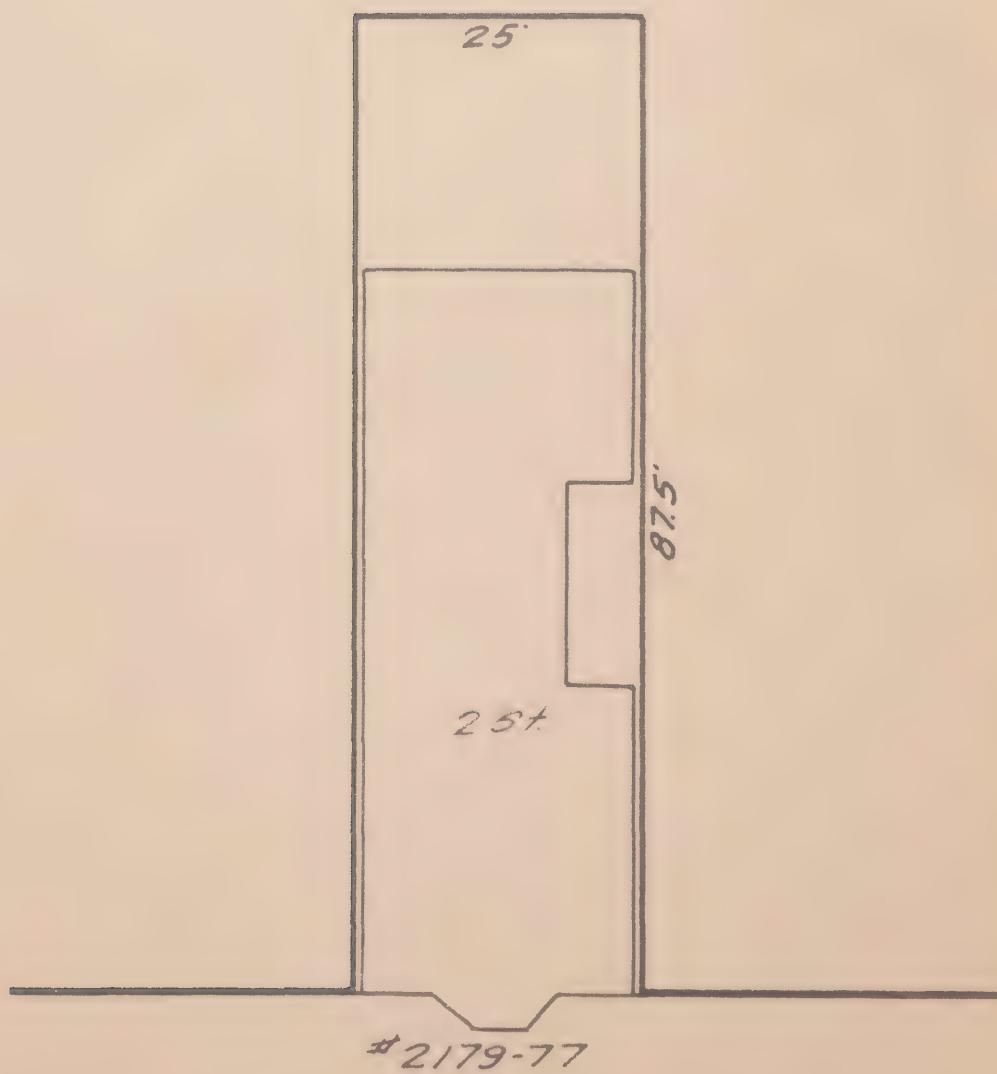
Sales Most Comparable 793-16		
2,188 s.f. @ \$ 12.00	\$ 26,256	26,300

INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
Bsmt. apt.			
1 rm.	Not avail.		40
1-5	95		100
1-5	100		100
			<u>240 x 100</u>
			24,000

LAND	\$ 9,000
IMPROVEMENTS	<u>17,000</u>
MARKET VALUE OF PROPERTY	\$ 26,000





O'FARRELL STREET







## APPRaisal

27-3

OWNER: Walter H. Sandford  
 PROPERTY ADDRESS: 2171 O'Farrell

PARCEL NO. 1101-21  
 DATE ACQ: 2-19-45

OWNER'S ADDRESS: 1330 Baker

IRS: \$28.60  
 CONSID: N.S.

ZONING: R-3

PRESENT USE: 8 apts.

BEST USE: Present

ASSESSED VALUE:	Land	\$ 1,980.00
	Imps.	11,050.00
		<hr/>
		\$ 13,030.00

TAXES: \$ 1,082.80

LAND: DIMENSION 37.5 x 137.5 = 5,156 s. f.

IMPROVEMENTS: Condition Good Effective Age 40 ±

A 2 st. fr. brick and stucco veneered 8-3 rm. apt. w/ garages and stg. area below.

SUMMATION APPROACH:

Land	5,156 s.f. @ \$4.17+	\$ 21,500	Rounded to
Improvements	6,732 s.f. @ 4.50	\$30,294	
Basement	3,336 s.f. @ 2.00	<hr/> 6,672	
		<hr/> 36,966	
		<hr/> 58,466	\$58,500

MARKET COMPARISON:

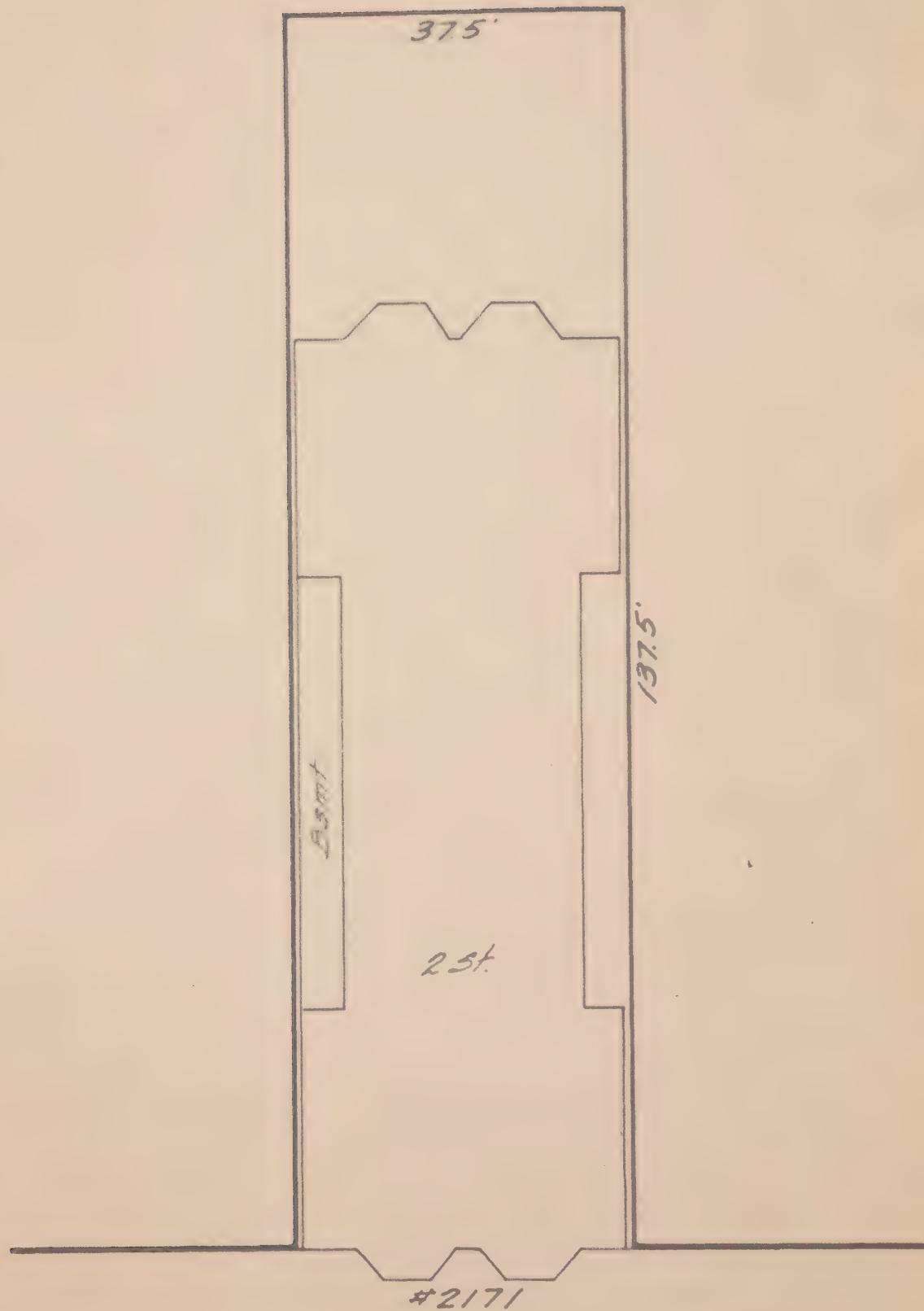
Sales Most Comparable	673-2		
	5,156 s.f. @ \$ 11.50	\$ 59,294	59,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
8-3'a @ \$75		75	600 x 95
			57,000

LAND	\$ 21,500
IMPROVEMENTS	<hr/> 36,500
MARKET VALUE OF PROPERTY \$ 58,000	





O'FARRELL STREET







## APPRaisal

27-2

OWNER: Kaiser Foundation Hospitals  
 PROPERTY ADDRESS: Vacant on O'Farrell

PARCEL NO. 1101-22  
 DATE ACQ: 10-26-60

OWNER'S ADDRESS: 2425 Geary B1 d.

IRS: \$35.75  
 CONSID: \$32,500  
 BEST USE: R-3

ZONING: R-3 PRESENT USE: Parking for  
 employees

ASSESSED VALUE: Land	\$	4,205
Imps.		1,400
	<hr/>	
	\$	5,605

TAXES: \$ 465.78

LAND: DIMENSION Irregular = 11,750 s. f.

IMPROVEMENTS: Condition - Effective Age - +

Vacant lot used for parking purposes. Four buildings were on  
 the site at the time of purchase. These buildings were demolished

SUMMATION APPROACH: Not applicable Rounded to

Land	\$
Improvements	

MARKET COMPARISON:

Sales Most Comparable	1101-22; 686-8; 674-15,-16		
11,750	s. f. @ \$ 4.09+	\$	
			\$48,000

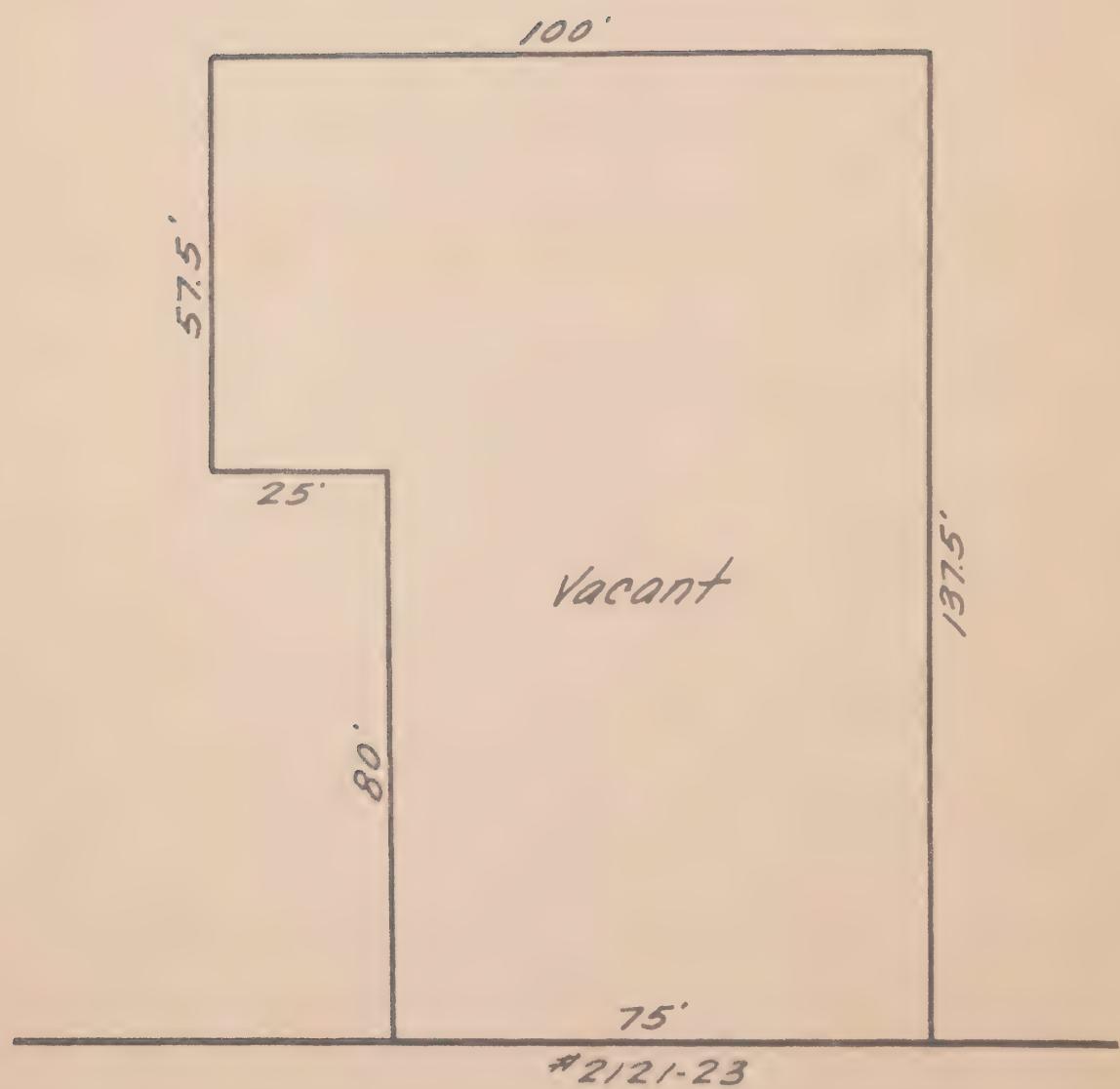
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

REMARKS: The above transfer was a favorable one to  
 the hospital. All land sales in the entire Western  
 Addition indicate a unit value above \$3.94 per square  
 foot. The demolition cost is estimated to have been  
 \$8,500.

LAND IMPROVEMENTS	\$	48,000
		-
MARKET VALUE OF PROPERTY	\$	48,000











## APPRaisal

27-1 pt 1 sec  
1,2526  
NW

OWNER:	G. Kendrick Matthews	PARCEL NO.:	1101-23, -24
PROPERTY ADDRESS:	Vacant on O'Farrell (23)	DATE ACQ.:	Prior to 1959
	2113-70 O'Farrell (24)		
OWNER'S ADDRESS:	1363 Divisadero	IRS:	-
ZONING:	R-3	CONSID:	N.S.
		BEST USE:	(24) Present (23) R-3
ASSESSED VALUE:	Land \$ 2,350.00		
	Imps. 2,650.00		
	<hr/>		
	\$ 5,000.00	TAXES:	\$ 415.50

LAND: DIMENSION 25 x 80 (23) = 2,000 s. f.

24 x 137.5 (24) = 3,300

IMPROVEMENTS: Condition Fair Effective Age 50 +

(23) Vacant lot

(24) Improved with a 3 st. 3-5 rm. flat bldg. Both lots held as plottage for larger excluded parcel.

SUMMATION APPROACH:

Rounded to

Land	(23) 2,000 s.f. @ \$4.25	\$ 8,500	
Improvements	(24) 3,300 s.f. @ 4.24+	<u>\$14,000</u>	\$22,500
	(24) 4,872 s.f. @ \$2.25	<u>10,962</u>	
		<u>33,462</u>	\$33,500

MARKET COMPARISON: (23) 1101-22; 686-8

Sales Most Comparable (24) 1126-29; 779-11

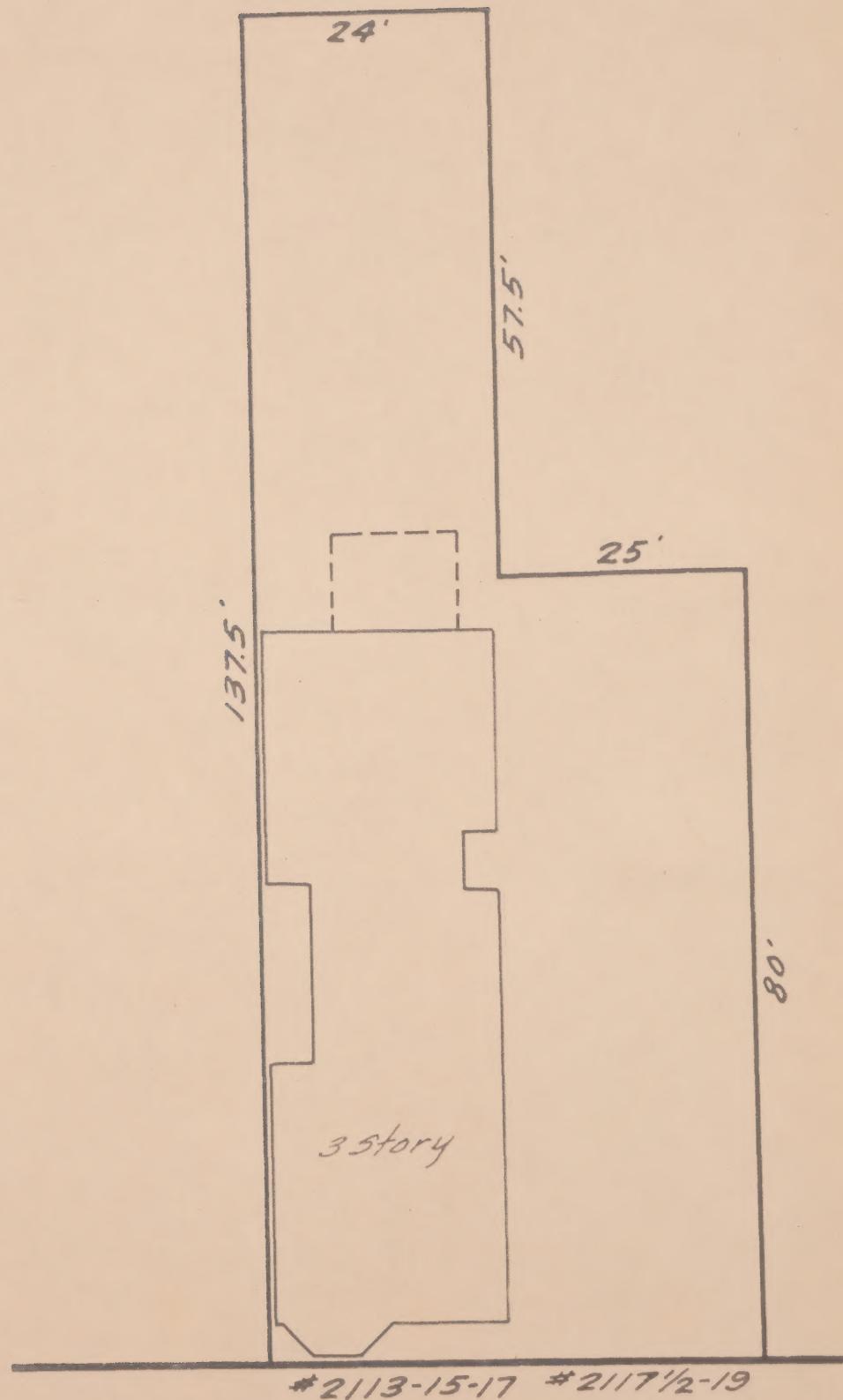
(23) 2,000	s.f. @ \$ 4.25	\$ 8,500	
(24) 3,300	s.f. @ 7.00	<u>23,100</u>	31,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(23)	None	Not applicable	\$8,500
(24)	3-5 @ \$55 = \$165	3 @ \$80 240 x 100	<u>24,000</u>
			32,500

LAND	\$ 22,500
IMPROVEMENTS	<u>10,500</u>
<b>MARKET VALUE OF PROPERTY</b>	<b>\$ 33,000</b>





O'FARRELL

STREET





